

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF NOVI

ORDINANCE NO. 09- 18 – 237

AN ORDINANCE TO AMEND ORDINANCE NO. 97-18, AS AMENDED, THE CITY OF NOVI ZONING ORDINANCE; IN ORDER TO PROVIDE FOR STANDARDS FOR SITING WIND ENERGY TURBINES.

Draft Ordinance 7/29/09

THE CITY OF NOVI ORDAINS:

Part I. That Ordinance No. 97-18, the City of Novi Zoning Ordinance, as amended, hereby amended to read as follows:

Sec. 2508. Uses Not Otherwise Included Within a Specific Use District

1. – 7. [Unchanged]

8. Wind Energy Turbines

a. Intent. The purpose of this Ordinance is to establish guidelines for siting Wind Energy Turbines (WETs). The goals are as follows:

1. To promote the safe, effective and efficient use of a WET in order to reduce the consumption of fossil fuels in producing electricity.
2. Preserve and protect public health, safety, welfare and quality of life by minimizing the potential adverse impacts of a WET.
3. To establish standards and procedures by which the siting, design, engineering, installation, operation and maintenance of a WET shall be governed.

b. Definitions. For purposes of this article, the following items shall be defined as stated:

1. Ambient Sound Level: The amount of background noise at a given location prior to the installation of a WET(s) which may include, but is not limited to, traffic, machinery, lawnmowers, human activity and the interaction of wind with the landscape. The ambient sound level is measured on the dB(A) weighted scale as defined by the American National Standards Institute.

2. Anemometer: Temporary wind speed indicator constructed for the purpose of analyzing the potential for utilizing a wind energy turbine at a given site. This

includes the tower, base plate, anchors, cables and hardware, wind direction vanes, booms to hold equipments, data logger, instrument wiring, and any telemetry devices that are used to monitor or transmit wind speed and wind flow characteristics over a period of time for either instantaneous wind information or to characterize the wind resource at a given location.

3. Decommissioning: The process of terminating operation and completely removing a WET(s) and all related buildings, structures, foundations, access roads and equipment.

4. Medium Wind Energy Turbine (MWET): Tower-mounted wind energy system that converts wind energy into electricity through the use of equipment which includes any base, blade, foundation, generator, nacelle, rotor, tower, transformer, vane, wire, inverter, batteries or other components used in this system. The MWET has a nameplate capacity that does not exceed two hundred fifty (250) kilowatts. The total height exceeds one hundred (100) feet and the total capacity exceeds thirty (30) kilowatts. The total height does not exceed one hundred fifty (150) feet.

5. Nacelle: Refers to the encasement which houses all of the generating components, gear box, drive tram and other equipment.

6. Net-metering: Special metering and billing agreement between utility companies and their customers, which facilitates the connection of renewable energy generating systems to the power grid.

7. Operator: Entity responsible for the day-to-day operation and maintenance of a WET.

8. Rotor Diameter: Cross-sectional dimension of the circle swept by the rotating blades of a WET.

9. Shadow Flicker: The moving shadow, created by the sun shining through the rotating blades of a WET. The amount of shadow flicker created by a WET is calculated by a computer model that takes into consideration turbine location, elevation, tree cover, location of all structures, wind activity and sunlight.

10. Small Tower-Mounted Wind Energy Turbine (STMWET): Tower-mounted wind energy system that converts wind energy into electricity through the use of equipment which includes any base, blade, foundation, generator, nacelle, rotor, tower, transformer, vane, wire, inverter, batteries or other components used in this system. The STMWET has a nameplate capacity that does not exceed thirty (30) kilowatts. The total height does not exceed one hundred (100) feet.

11. Small Structure-Mounted Wind Energy Turbine (SSMWET): Converts wind energy into electricity through the use of equipment which includes any base, blade, foundation, generator, nacelle, rotor, tower, transformer, vane, wire, inverter, batteries or other components used in this system. A SSMWET is attached to a structure's roof, walls or other elevated surface, including accessory structures such as but not limited to cellular phone towers. The SSMWET has a nameplate capacity that does not exceed ten (10) kilowatts. The total height does not exceed fifteen (15) feet as measured from the highest point of the roof, excluding chimneys, antennae and other similar protuberances.

12. Total height: The vertical distance measured from the ground level at the base of the tower to the uppermost vertical extension of any blade, or the maximum height reached by any part of the WET.

13. Tower: Freestanding monopole that supports a WET.

14. Wind Energy Turbine (WET): Any structure-mounted, small, medium or large wind energy conversion system that converts wind energy into electricity through the use of a Wind Generator and includes the nacelle, rotor, tower and pad transformer, if any.

c. Applicability. This ordinance applies to all WETs proposed to be constructed after the effective date of this ordinance. All WETs constructed prior to the effective date of this ordinance shall not be required to meet the requirements of this ordinance; however, any physical modification to an existing WET that materially alters the size, type, equipment or location shall require a permit under this ordinance.

d. Small Structure-Mounted Wind Energy Turbine and Small Tower-Mounted Wind Energy Turbine. Notwithstanding other provisions of this section of the ordinance, a Small Structure-Mounted Wind Energy Turbine (SSMWET) shall be considered a permitted use in all zoning districts except that it shall not be permitted in RA (Residential Acreage), R-1, R-2, R-3, R-4 (One-Family Residential Districts), RT (Two-Family Residential District), RM-1 (Low Density, Low-Rise Multiple Family Residential District) and RM-2 (High Density, Mid-Rise Multiple Family Residential District) and shall not be erected, constructed, installed or modified as provided in this ordinance unless administrative approval from the Planning Division and appropriate building permits have been issued to the owner(s) or operator(s). A Small Tower-Mounted Wind Energy Turbine (STMWET) shall be considered a principal permitted use subject to special conditions in all Zoning Districts except that it shall not be permitted in RA (Residential Acreage), R-1, R-2, R-3, R-4 (One-Family Residential Districts), RT (Two-Family Residential District), RM-1 (Low Density, Low-Rise Multiple Family Residential District) and RM-2 (High Density, Mid-Rise Multiple Family Residential District) and that in the OST (Planned Office Service Technology), I-1 (Light Industrial), and I-2 (General

Industrial) districts, a STMWET is a principal permitted use if the property is greater than 300 feet from any residential zoning district. A STMWET shall not be erected, constructed, installed or modified as provided in this ordinance unless City Council approval has been granted after a recommendation from the Planning Commission and appropriate building permits have been issued to the owner(s) or operator(s). All SSMWETs and STMWETs are subject to the following minimum requirements:

1. Siting and Design Requirements

(a.) “Upwind” turbines shall be required for all horizontal WETs.

(b.) Visual Appearance

(i) A SSMWET or STMWET, including accessory buildings and related structures shall be a non-reflective, non-obtrusive color (e.g. white, gray, black). The appearance of the turbine, tower and any ancillary facility shall be maintained in working condition and free of rust and corrosion by the owner of the SSMWET or STMWET throughout the life of the SSMWET or STMWET.

(ii) A SSMWET or STMWET shall not be artificially lighted, except to the extent required by the FAA or other applicable authority, or otherwise necessary for the reasonable safety and security thereof.

(iii) A SSMWET or STMWET shall not be used for displaying any advertising (including flags, streamers or decorative items), except for reasonable identification of the turbine manufacture.

(c.) Ground clearance: The lowest extension of any blade or other exposed moving component of the SSMWET or STMWET shall be at least fifteen (15) feet above the ground (at the highest point of the natural grade within thirty (30) feet of the base of the tower) and, in addition, at least fifteen (15) feet above any outdoor surfaces intended for human use, such as balconies or roof gardens, that are located directly below the SSMWET or STMWET.

(d.) Noise: Noise emanating from the operation of a SSMWET(s) shall not exceed, at any time, the lowest ambient sound level that is present between the hours of 9:00 p.m. and 9:00 a.m. at any property line of a residential use parcel or from the property line of parks, schools, hospitals or churches. Noise emanating from the operation of a SSMWET or STMWET shall not exceed, at any time, the lowest ambient noise level plus 5 dBA that is present between the hours of 9:00 p.m. and 9:00 a.m. at any property line of a non-residential use parcel.

(e.) Vibration: Vibrations shall not be produced which are humanly perceptible beyond the property on which a SSMWET or STMWET is located.

(f.) Guy Wires: Guy wires shall not be permitted as part of the SSMWET or STMWET.

(g.) In addition to the Siting and Design Requirements listed previously, the SSMWET shall also be subject to the following:

(i.) Height: The height of the SSMWET shall not exceed 15 feet as measured from the highest point of the roof, excluding chimneys, antennae and other similar protuberances.

(ii.) Setback: The setback of the SSMWET shall be a minimum of fifteen (15) feet from the property line, public right-of-way, public easement or overhead utility lines if mounted directly on a roof or other elevated surface of a structure. If the SSMWET is affixed by extension to the side, roof or other elevated surface, then the setback from the property lines or public right-of-way shall be a minimum of fifteen (15) feet. The setback shall be measured from the furthest outward extension of all moving parts.

(iii.) Location: The SSMWET shall not be affixed to the side of a structure facing a road.

(iv.) Quantity: No more than two (2) SSMWETs shall be installed on any parcel of property.

(v.) Separation: If more than one SSMWET is installed, a distance equal to the height of the highest SSMWET must be maintained between the base of each SSMWET.

(h.) In addition to the Siting and Design Requirements listed previously, the STMWET shall also be subject to the following:

(i.) Height: The total height of a STMWET in any nonresidential district shall not exceed one hundred (100) feet.

(ii.) Location: The STMWET shall only be located in the rear yard of a property that has an occupied building. In the case of a double-frontage lot, the STMWET may be located in an interior side yard.

(iii.) Occupied Building Setback: The setback from all occupied buildings on the applicant's parcel shall be a minimum of twenty (20) feet measured from the base of the tower.

(iv.) Other Setbacks: The setback shall be equal to the total height of the STMWET as measured from the base of the tower, from the property line, public right-of-way, public easement or overhead utility lines. This setback may be reduced if the applicant provides a registered engineer's certification that the WET is designed to collapse, fall, curl or bend within a distance or zone shorter than the height of the wind turbine.

(v.) Quantity: No more than one (1) STMWET shall be installed on any parcel of property.

(vi.) Electrical System: All electrical controls, control wiring, grounding wires, power lines and system components shall be placed underground within the boundary of each parcel at a depth designed to accommodate the existing land use to the maximum extent practicable. Wires necessary to connect the wind generator to the tower wiring are exempt from this requirement.

2. Application Requirements. The following information should be submitted with the proposed site plan.

(a.) Documented compliance with the noise requirements set forth in this ordinance. Said documentation shall require, at a minimum, data reflecting ambient sound measurements taken over a two (2) week period, which shall include the location on the property where the measurements were taken. The method of measuring ambient sound levels and the location on the property where the measurements will be taken shall be approved by the City prior to the collection of the data.

(b.) Documented compliance with applicable local, state and national regulations including but not limited to, all applicable safety, construction, environmental, electrical, communications and FAA requirements.

(c.) Proof of applicant's liability insurance.

(d.) Evidence that the utility company has been informed of the customer's intent to install an interconnected, customer-owned generator and that such connection has been approved. Off-grid systems shall be exempt from this requirement.

(e.) The STMWET application shall also include the following: A description of the methods that will be used to perform maintenance on the STMWET and the procedures for lowering or removing the STMWET in order to conduct maintenance.

3. Safety Requirements

(a.) If the SSMWET or STMWET is connected to a public utility system for net metering purposes, it shall meet the requirements for interconnection and operation as set forth in the public utility's then-current service regulations meeting federal, state and industry standards applicable to wind power generation facilities, and the connection shall be inspected by the appropriate public utility.

(b.) The SSMWET or STMWET shall be equipped with an automatic braking, governing or feathering system to prevent uncontrolled rotation, over-speeding and excessive pressure on the tower structure, rotor blades and other wind energy components unless the manufacturer certifies that a braking system is not necessary.

(c.) A clearly visible warning sign regarding voltage shall be placed at the base of the SSMWET or STMWET. The sign shall contain at least the following:

(i.) Warning high voltage

(ii.) Manufacturer's and owner(s)/operator(s) name(s)

(iii.) Emergency contact numbers (list more than one number)

(d.) The structural integrity of the SSMWET or STMWET shall conform to the design standards of the International Electrical Commission, specifically IEC 61400-1, "Wind Turbine Safety and Design" and or IEC 61400-23 "Blade Structural Testing," or any similar successor standards.

4. Signal Interference

(a.) The SSMWET or STMWET shall not interfere with communication systems such as, but not limited to, radio, telephone, television, satellite or emergency communication systems.

5. Decommissioning

(a.) The SSMWET or STMWET owner(s) or operator(s) shall complete decommissioning within six (6) months after the end of the useful life. Upon request of the owner(s) or assigns of the SSMWET of STMWET, and for a good cause, the City Council may grant a reasonable extension of time. The SSMWET or STMWET will presume to be at the end of its useful life if no electricity is generated for a continuous period of twelve (12) months. All decommissioning expenses are the responsibility of the owner(s) or operator(s).

(b.) If the SSMWET or STMWET owner(s) or operator(s) fails to complete decommissioning within the period prescribed above, the City Council may designate a contractor to complete decommissioning with the expense thereof to be charged to the violator and/or to become a lien against the premises. If the SSMWET or STMWET is not owned by the property owner, a bond must be provided to the City for the cost of decommissioning each SSMWET or STMWET.

(c.) In addition to the decommissioning requirements listed above, the STMWET shall also be subject to the following:

(i.) Decommissioning shall include the removal of each STMWET, buildings, electrical components and any other associated facilities. Any foundation shall be removed to a minimum depth of sixty (60) inches below grade, or to the level of the bedrock if less than sixty (60) inches below grade.

(ii.) The site and any disturbed earth shall be stabilized, graded and cleared of any debris by the owner(s) of the facility or its assigns. If the site is not to be used for agricultural practices following removal, the site shall be seeded to prevent soil erosion.

e. Medium Wind Energy Turbine. A Medium Wind Energy Turbine (MWET) shall be considered a principal permitted use subject to special conditions in the following districts: I-1 (Light Industrial), I-2 (General Industrial) and OST (Office Service Technology). A MWET shall not be erected, constructed, installed or modified as provided in this ordinance unless City Council approval has been granted after a recommendation from the Planning Commission and appropriate building permits have been issued to the owner(s) or operator(s). All MWETs are subject to the following minimum requirements:

1. Siting and Design Requirements

(a.) “Upwind” turbines shall be required for all horizontal WETs.

(b.) The design of a MWET shall conform to all applicable industry standards.

(c.) Visual Appearance

(i) Each MWET, including accessory buildings and related structures shall be mounted on a tubular tower and a non-reflective, non-obtrusive color (e.g. white, gray, black). The appearance of turbines, towers and buildings shall be maintained in working condition and free of rust and corrosion by the owner of the MWET throughout the life of the MWET.

(ii) Each MWET shall not be artificially lighted, except to the extent required by the FAA or other applicable authority, or otherwise necessary for the reasonable safety and security thereof.

(iii) A MWET shall not be used for displaying any advertising (including flags, streamers or decorative items), except for reasonable identification of the turbine manufacture.

(d.) Vibration: Each MWET shall not produce vibrations humanly perceptible beyond the property on which it is located.

(e.) Shadow Flicker: The MWET owner(s) and/or operator(s) shall conduct an analysis on potential shadow flicker at any occupied building with direct line-of-sight to the MWET. The analysis shall identify the locations of shadow flicker that may be caused by the project and the expected durations of the flicker at these locations from sun-rise to sun-set over the course of a year. The analysis shall identify situations where shadow flicker may affect the occupants of the buildings for more than 30 hours per year and describe measures that shall be taken to eliminate or mitigate the problems. Shadow flicker on a building shall not exceed thirty (30) hours per year.

(f.) Guy Wires: Guy wires shall not be permitted as part of the MWET.

(g.) Electrical System: All electrical controls, control wiring, grounding wires, power lines and all other electrical system components of the MWET shall be placed underground within the boundary of each parcel at a depth designed to accommodate the existing land use to the maximum extent practicable. Wires necessary to connect the wind generator to the tower wiring are exempt from this requirement.

(h.) Location: If an MWET is located on an agricultural, commercial, industrial or public property that has an occupied building it shall only be located in the rear yard. In the case of a double frontage lot, the MWET may be located in an interior side yard. The MWET shall only be located in a General Common Element in a Condominium Development.

(i.) Height: The total height of an MWET shall not exceed one hundred fifty (150) feet.

(j.) Ground Clearance: The lowest extension of any blade or other exposed moving component of a MWET shall be at least fifteen (15) feet above the ground (at the highest point of the grade level within fifty (50) feet of the base of the tower) and, in addition, at least fifteen (15) feet above any

outdoor surfaces intended for human occupancy, such as balconies or roof gardens, that are located directly below the MWET.

(k.) Noise: Noise emanating from the operation of a MWET shall not exceed, at any time, the lowest ambient sound level that is present between the hours of 9:00 p.m. and 9:00 a.m. at any property line of a residential or agricultural use parcel or from the property line of parks, schools, hospitals and churches. Noise emanating from the operation of a MWET(s) shall not exceed, at any time, the lowest ambient noise level plus 5 dBA that is present between the hours of 9:00 p.m. and 9:00 a.m. at any property line of a non-residential or non-agricultural use parcel.

(l.) Quantity: No more than one (1) MWET shall be installed for every two and one-half (2.5) acres of land included in the parcel.

(m.) Setback and Separation:

(i.) Occupied Building Setback: The setback from all occupied buildings on the applicant's parcel shall be a minimum of twenty (20) feet measured from the base of the Tower.

(ii.) Property Line Setbacks: With the exception of the locations of public roads (see below) and parcels with occupied buildings (see above), the internal property line setbacks shall be equal to the total height of the MWET as measured from the base of the tower. This setback may be reduced to a distance agreed upon as part of the special use permit if the applicant provides a registered engineer's certification that the WET is designed to collapse, fall, curl or bend within a distance or zone shorter than the height of the WET.

(iii.) Public Road Setbacks: Each MWET shall be set back from the nearest public road a distance equal to the total height of the MWET, determined at the nearest boundary of the underlying right-of-way for such public road.

(iv.) Communication and Electrical Lines: Each MWET shall be set back from the nearest above-ground public electric power line or telephone line a distance equal to the total height of the MWET, as measured from the base of the tower, determined from the existing power line or telephone line.

(v.) Tower Separation: MWET tower separation shall be based on industry standard and manufacturer recommendations.

2. Safety Requirements

(a.) If the MWET is connected to a public utility system for net metering purposes, it shall meet the requirements for interconnection and operation as set forth in the public utility's then-current service regulations meeting federal, state and industry standards applicable to wind power generation facilities, and the connection shall be inspected by the appropriate public utility.

(b.) The MWET shall be equipped with an automatic braking, governing or feathering system to prevent uncontrolled rotation, over-speeding and excessive pressure on the tower structure, rotor blades and other wind energy components unless the manufacturer certifies that a braking system is not necessary.

(c.) Security measures need to be in place to prevent unauthorized trespass and access. Each MWET shall not be climbable up to fifteen (15) feet above ground surfaces. All access doors to MWETs and electrical equipment shall be locked and/or fenced as appropriate, to prevent entry by non-authorized person(s).

(d.) All spent lubricants, cooling fluids and any other hazardous materials shall be properly and safely removed in a timely manner.

(e.) Each MWET shall have one sign, not to exceed two (2) square feet in area, posted at the base of the tower and on the security fence, if applicable. The sign shall contain at least the following:

(i.) Warning high voltage

(ii.) Manufacturer's and owner(s)/operator(s) name(s)

(iii.) Emergency contact numbers (list more than one number)

(f.) The structural integrity of the MWET shall conform to the design standards of the International Electrical Commission, specifically IEC 61400-1, "Wind Turbine Safety and Design," IEC 61400-22 "Wind Turbine Certification" and or IEC 61400-23 "Blade Structural Testing," or any similar successor standards.

3. Signal Interference

(a.) The MWET shall not interfere with communication systems such as, but not limited to, radio, telephone, television, satellite or emergency communication systems.

4. Decommissioning

(a.) The MWET owner(s) or operator(s) shall complete decommissioning within six (6) months after the end of the useful life. Upon request of the owner(s) or assigns of the MWET and for a good cause, the City Council

may grant a reasonable extension of time. The MWET will presume to be at the end of its useful life if no electricity is generated for a continuous period of twelve (12) months. All decommissioning expenses are the responsibility of the owner(s) or operator(s).

(b.) Decommissioning shall include the removal of each MWET, buildings, electrical components and roads to a depth of sixty (60) inches, as well as any other associated facilities. Any foundation shall be removed to a minimum depth of sixty (60) inches below grade, or to the level of the bedrock if less than sixty (60) inches below grade. Following removal, the location of any remaining wind turbine foundation shall be identified on a map as such and recorded with the deed to the property with the County Register of Deeds.

(c.) All access roads to the MWET shall be removed, cleared and graded by the MWET owner(s), unless the property owner(s) requests in writing, a desire to maintain the access road. The City will not be assumed to take ownership of any access road unless through official action of the City Council.

(d.) The site and any disturbed earth shall be stabilized, graded and cleared of any debris by the owner(s) of the MWET or its assigns. If the site is not to be used for agricultural practices following removal, the site shall be seeded to prevent soil erosion.

(e.) If the MWET owner(s) or operator(s) fails to complete decommissioning within the period described above, the City may designate a contractor to complete the decommissioning with the expense thereof to be charged to the violator and/or to become a lien against the premises. If the MWET is not owned by the property owner, a bond must be provided to the City for the cost of decommissioning each MWET.

5. Application Requirements. The following information should be submitted with the proposed site plan.

(a.) Documented compliance with the noise and shadow flicker requirements set forth in this ordinance. Said documentation shall require, at a minimum, data reflecting ambient sound measurements taken over a two (2) week period, which shall include the location on the property where the measurements were taken. The method of measuring ambient sound levels and the location on the property where the measurements will be taken shall be approved by the City prior to the collection of the data.

(b.) Engineering data concerning construction of the MWET and its base or foundation, which may include, but is not limited to, soil boring data.

(c.) Anticipated construction schedule.

(d.) A copy of the maintenance and operation plan, including anticipated regular and unscheduled maintenance. Additionally, a description of the procedures that will be used for lowering or removing the MWET to conduct maintenance, if applicable.

(e.) Documented compliance with applicable local, state and national regulations including, but not limited to, all applicable safety, construction, environmental, electrical and communications. The MWET shall comply with Federal Aviation Administration (FAA) requirements, Michigan Airport Zoning Act, Michigan Tall Structures Act and any applicable airport overlay zone regulations.

(f.) Proof of applicant's liability insurance.

(g.) Evidence that the utility company has been informed of the customer's intent to install an interconnected, customer-owned generator and that such connection has been approved. Off-grid systems shall be exempt from this requirement.

(h.) A written description of the anticipated life of each MWET; the estimated cost of decommissioning; the method of ensuring that funds will be available for decommissioning and site restoration; and removal and restoration procedures and schedules that will be employed if the MWET(s) become inoperative or non-functional.

(i.) The applicant shall submit a decommissioning plan that will be carried out at the end of the MWET's useful life, and shall describe any agreement with the landowner(s) regarding equipment removal upon termination of the lease.

(j.) The proposed plan shall conform to the requirements of Section 2516 of the Zoning Ordinance: Site Plan Review (All Districts).

6. Certification and Compliance

(a.) The City must be notified of a change in ownership of a MWET or a change in ownership of the property on which the MWET is located.

f. Temporary Uses Related to Wind Energy Turbines. The following is permitted in all zoning districts as a temporary use, in compliance with the provisions contained herein, and the applicable WET regulations.

1. Anemometers

(a.) The construction, installation or modification of an anemometer tower shall require a building permit and shall conform to all applicable local, state and federal safety, construction, environmental, electrical, communications and FAA requirements.

(b.) An anemometer shall be subject to the minimum requirements for height, setback, separation, location, safety requirements and decommissioning that correspond to the size of the WET that is proposed to be constructed on the site.

(c.) An anemometer shall be permitted for no more than thirteen (13) months for a SSMWET, STMWET or MWET.

PART II.

Severability. Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

PART III.

Savings Clause. The amendment of the Novi Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Novi Code of Ordinances set forth in this Ordinance.

PART IV.

Repealer. All other Ordinance or parts of Ordinance in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

PART V.

Effective Date: Publication. Public hearing having been held hereon pursuant to the provisions of Section 103 of Act 110 of the Public Acts of 2006, as amended, the provisions of this Ordinance shall be published within fifteen (15) days of its adoption by publication of a brief notice in a newspaper circulated in the City of Novi stating the date of enactment and effective date, a brief statement as to its regulatory effect and that a complete copy of the Ordinance is available for public purchase, use and inspection at the office of the City Clerk during the hours of 8:00 A.M. to 5:00 P.M., Local Time. The provisions of this Ordinance shall become effective seven (7) days after its publication.

MADE, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ON THE ___ DAY OF _____, 2009.

DAVID LANDRY, MAYOR

MARYANNE CORNELIUS, CITY CLERK

Ayes:
Nays:
Abstentions:
Absent: