

# FENNVILLE DDA

## FAÇADE IMPROVEMENT LOAN PROGRAM



# Fennville DDA Facade Improvement Loan Program

## Application Process

1. If you have not already received one, pick up application packet from Fennville City Hall, Chemical Bank, Huntington National Bank (Fennville branches), or Bank of Holland (Holland)
2. Contact Lisa Sheaffer at City Hall to schedule a meeting between you (the property/business owner) and the Downtown Design Review Committee (DDRC) to discuss your design ideas and intentions. Façade improvements must be made in compliance with the City Center Overlay District guidelines.
3. Present completed forms, designs/plans, photos, color, and material samples for your façade improvement to the Downtown Design Review Committee for final approval.
4. Once you receive stamp of approval from DDRC, you will complete and submit loan application to participating bank of choice.

# Fennville DDA Facade Improvement Loan Program

Downtown Development Authority  
Fennville City Hall  
222 Maple Street  
Fennville, MI 49408

## I. Program Statement

The intent of the **Fennville DDA Façade Improvement Loan Program (FFILP)** is to strengthen the economic viability of Neighborhood Commercial Businesses by providing financial incentives for improving exterior building conditions.

Neighborhood commercial businesses are typically independent retailers supported by the neighborhoods that surround them. Most are small businesses without a lot of working capital for building improvements. Well-maintained buildings and personal customer service send a message to customers that they care about their building appearance AND the products/service they are selling. The end goal is net gain. Businesses in inner-city neighborhoods hire local residents and raise their incomes. They in return spend more money locally and increase the demand, which allows neighborhood businesses to be more profitable and do more hiring. The outcome will be higher demand and fewer vacancies.

## II. History

Downtown Fennville is in the midst of a renaissance. As existing historic buildings are restored and Main Street property owners improve their storefronts, we invite *new* businesses to the downtown. The Fennville DDA has developed General Design Standards and Procedures which the City has adopted into a City Center Overlay District ordinance. These guidelines were established to ensure that a level of quality and consistency will prevail in the City Center. The Downtown Design Review Committee, who administers the Design Overlay Ordinance, will provide guidance to property owners and businesses seeking to improve the appearance of their buildings.

In addition, the DDA has contracted for the services of the Michigan State University, Small Town Design Initiative, which may provide property owners with fresh ideas for façade design.

Modeled after other similar programs around the State of Michigan, the DDA hopes the Fennville Façade Improvement Loan Program will provide a financing tool for new and existing property owners to join their neighbors in improving the appearance of properties in the City Center.

## III. Purpose of Loan Program

1. To directly stimulate building improvements to neighborhood commercial buildings, concentrating on properties in the downtown business district.
2. To stimulate design & building improvements in a coordinated fashion stressing overall District compatibility.
3. To directly stimulate building improvements by establishing visible examples.
4. By the above, the program will strengthen the image and structure of neighborhood commercial districts, and strengthen the neighborhoods that surround them.

## IV. Description of Program

1. Lenders including, but not limited to, Chemical Bank, the Bank of Holland, and Huntington Bank have agreed to provide a low interest loan for improvements to neighborhood commercial buildings in identified, active districts. Lender participation is voluntary and may be increased or decreased upon written request and review by the Fennville Downtown Development Authority or other Committees, to be determined.
2. The interest rate applying to the financial institutions provision will be based upon the bank prime lending rate and adjusted as the prime rate adjusts. The rate for a particular month will be determined by taking the current bank prime lending rate and reducing it .5% for

loans up to \$50,000 or reducing it by 1% for loans above \$50,000. The minimum loan amount will be \$5,000.00; the maximum will be \$100,000.00. The loan fee will be \$150.00.

3. As a result, the participants in the DDA Loan Program will provide an interest rate significantly below that of the market rate.

V.

Loan Use

1. Loans provided through this program are to be used for exterior rehabilitation to existing buildings within neighborhood commercial districts actively working together.
2. All improvements are to be approved by the City of Fennville Downtown Design Review Committee (DDRC), who will consider compatibility of each design with those in the area.
3. Building owners and tenants within identified active districts are eligible to apply for participation in this program. Tenant applicants are required to submit written evidence of building owner approval of the application.
4. Examples of eligible activities:  
Exterior: signs, façade alterations, painting, awnings, windows, entrances, window replacement / repair, masonry work, electrical fixtures, architectural assistance, materials and labor.

VI.

Loan Policy

1. A low interest loan may be rejected for any application in which the building is in such a state of deterioration that the proposed improvements do not increase the value of the property.
2. Financial institutions involved in this program are subject to all rules and regulations that govern their lending practices.
3. Standard Bank underwriting for credit, cash flow, collateral, etc. applies to all requests under the Fennville Façade Improvement Loan Program.

VII.

Program Implementation

1. Marketing: Fennville DDA will conduct a comprehensive effort to inform building owners, tenants and the community as to the availability and benefits of the program.
2. Application process:
  - a. Program applications will be available through and submitted to Fennville City Hall. A copy of City Center Overlay District Design Standards and guidelines will be included.
  - b. The program application form will contain all items necessary for program consideration. Financial institutions are responsible for credit application and subsequent loan approval.
  - c. Fennville DDA and DDRC will be responsible for program application approval/rejection based on eligibility criteria.
  - d. If rejected, the DDA and DDRC will explain by letter to the applicant, the reasons for rejection. Applicants can appeal in writing to the DDA board.
  - e. The reviewing financial institution will approve or reject the application according to its established lending practices.
  - f. If the application is rejected by the reviewing financial institution, the applicant has the option of applying to any of the other participating financial institutions.
  - g. Approved program applicants are required to receive loan approval from financial institutions in a prompt manner. Additionally, a Building Permit should be filed at this time.

- h. Loan monies will be distributed to the applicant on an as-needed basis. Such need will be determined by the participating financial institution.
3. Post Application Procedure:
- a. The DDRC will be responsible for reviewing approved projects for consistency with approved plans.
  - b. Any changes to project plans must be reviewed by the DDRC, who will have the authority to approve or reject such changes.
  - c. All approved design changes will be attached to the original application in the form of an addendum, dated and signed by the DDRC.
  - d. Deviations from the approved project may disqualify the applicant from this loan program. Such deviations may cause one or all of the following:
    - 1. The total loan being subject to market interest rates.
    - 2. Remaining disbursements to be ceased.

VIII. Program Amendments

Details of the FFILP may be amended subject to the approval of the participating lenders and DDA Board. The DDA Board and participating lenders will annually review the Fennville DDA Façade Improvement Low Interest Loan Program policy.

Fennville DDA Policy Initiated: April, 2006  
 Current Policy Date:

Definitions:

DDA = Downtown Development Authority  
 FFILP= Fennville Façade Improvement Loan Program  
 DDRC= Downtown Design Review Committee

Current staff and participating lender information:

Dave Klingenberg  
 Huntington National Bank  
 432 West Main  
 Fennville, MI 49408  
 David.klingenberg@huntington.com  
 elice.menear@chemicalbankmi.com  
 616.546.4070

Andrew Rugg  
 Bank of Holland  
 150 Central Avenue  
 Holland, MI 49423  
 arugg@bankofholland.com  
 269-561-8645  
 269-561-8431

Elice Menear  
 Chemical Bank  
 125 Maple Street  
 Fennville, MI 49408

Lisa Sheaffer, DDA Recording Secretary & City Treasurer  
 City Hall  
 222 Maple Street  
 Fennville, MI 49408  
[fenntreasurer@wmisp.net](mailto:fenntreasurer@wmisp.net)  
 269-561-8321

**Fennville DDA Façade Improvement  
Loan Program Application**  
City Hall  
222 Maple Street  
Fennville, MI 49408 Ph. (269) 561-8321 Fax (269) 561-2390

1. Project Name: \_\_\_\_\_
2. Name of applicant: \_\_\_\_\_
3. Phone number: Work: \_\_\_\_\_ Home: \_\_\_\_\_
4. Project address: \_\_\_\_\_
5. Are you the building owner of the project? Yes \_\_\_\_\_ No \_\_\_\_\_
6. Estimated project cost: \_\_\_\_\_
7. Loan request amount: \_\_\_\_\_
8. Lending institution: \_\_\_\_\_
9. Lending representative: \_\_\_\_\_
10. Proposed project start date: \_\_\_\_\_
11. Proposed project completion date: \_\_\_\_\_
12. What is (are) the existing use (uses) of the building? \_\_\_\_\_
13. Will this project proposal correspond with a change in the building's use? \_\_\_\_\_ If so, to what extent? \_\_\_\_\_

The undersigned applicant affirms that: The information submitted herein is true and accurate to the best of my (our) knowledge. I (we) have read and understand the conditions of the Fennville Façade Improvement Loan Program and agree to abide by its conditions and guidelines.

Signature of Applicant (s):

\_\_\_\_\_ Date: \_\_\_\_\_, 2006.

\_\_\_\_\_ Date: \_\_\_\_\_, 2006

Provide the following Attachments to this application:

15. Contractor quotes or written cost breakdown by major categories such as signs, awnings, painting, repair, materials and labor, permit fees, etc.
16. Copy of Downtown Design Review Committee approved plans/design and City forms.
17. If the answer to #5 is no, please attach a letter from the owner expressing approval of the project proposal.

**ORDINANCE NO. 216**

**ZONING TEXT AMENDMENT ORDINANCE**

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FENNVILLE, ALLEGAN COUNTY, MICHIGAN BY AMENDING ARTICLE XIII-A SECTION 13-A.4 FOR THE PURPOSE OF AN ADDITION OF THE PERMITTED AND SPECIAL USES OF THE CITY CENTER OVERLAY DISTRICT, AMEND ARTICLE XVIII SECTION 18.8-B.5 REGULATION OF SIGNS AND TO PROVIDE FOR THE EFFECTIVE DATE OF THIS ORDINANCE.

THE CITY OF FENNVILLE, LOCATED IN THE COUNTY OF ALLEGAN, STATE OF MICHIGAN ORDAINS:

**Section 1. Amendment to Section 13-A.4.** Section A.4 of the Zoning Ordinance is amended to state in its entirety as follows:

23. Existing residential dwellings which shall be exempt from the Downtown Design Review Committee requirements of 13-A.3 so long as the use of the entire structure and parcel remains solely for residential use.

**Section 2. Amendment to Section 18.8-B.5** Section 18.8-B.5 of the Zoning Ordinance is amended to state in its entirety as follows:

- d. Any temporary sign placed on a sidewalk must have a Sidewalk Use Permit All rules and regulations of the Permit shall apply.

**Section 3. Effective Date.** This Ordinance was approved and adopted by the Fennville City Commission on September 6, 2005, after a public hearing before the Planning Commission as required by Michigan Act 207 of 1921, as amended, and after introduction and a first reading on August 15, 2005, as required by Section 5.9 of the City Charter. This Ordinance shall be effective upon its publication, September 15, 2005 in the Allegan County News.

---

Claude Rummer, Mayor

---

Julie Wright, City Clerk

ORDINANCE NO. 210

ZONING TEXT AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FENNVILLE, ALLEGAN COUNTY, MICHIGAN, FOR THE PURPOSE OF ADDING A NEW ARTICLE 13-A, WHICH ARTICLE SHALL SET FOR THE REGULATIONS FOR THE CITY CENTER OVERLAY ZONING DISTRICT.

THE CITY OF FENNVILLE, COUNTY OF ALLEGAN, AND STATE OF MICHIGAN, ORDAINS:

**Section 1. Addition of Article 13-A.** The Zoning Ordinance shall be amended by adding a new Article 13-A – CCOD – City Center Overlay District, which Article shall immediately follow the conclusion of Article 13 – CBD – Central Business District and shall immediately precede Article 14 – OS-1 – Office Service District, and shall state in its entirety as follows.

**ARTICLE XIII-A**

***CCOD - CITY CENTER OVERLAY DISTRICT***

13-A.1. INTENT.

The City Center Overlay District is intended to accommodate “Mainstreet” human-scale developments in comfortable mixed-use patterns. The purpose of the district is to enhance the community core by providing for higher density residential uses, commercial uses serving the local area, and appropriate public and semi-public activities. Development within the City Center Overlay District shall:

- a. Be designed in such a manner that will lead to compatible, efficient, and attractive uses of property in the City Center Overlay District.
- b. Encourage unique retail, office and residential use alternatives.
- c. Establish a design palate that will define the community character and generate an identity for the downtown.
- d. Facilitate pedestrian oriented development using design options such as sidewalk cafes, rear parking, and enhanced landscape criteria.

13-A.2 APPLICABLE REQUIREMENTS AND DISTRICT BOUNDARIES.

The requirements of this overlay district are in addition to and shall supplement those imposed on the same lands by the provisions of the underlying zoning district. To the extent that there are conflicts between this and other portions of the zoning ordinance, the more stringent shall apply. The City Center Overlay District shall affect the properties described as follows and as shown on the City Center Overlay District Boundaries Map:

Beginning at the intersection of the north ROW line of Main Street (M-89) and the east ROW line of Rose Street, thence northerly along the east ROW line of Rose Street to the south ROW line of First Street; thence east along the south ROW of First Street to the westerly line of the C&O Railroad ROW; thence southwesterly along the westerly line of the C&O Railroad ROW approximately 128.5 feet to the point of intersection of the westerly line of the C&O Railroad ROW and the westerly extension of the rear property line of parcel 032-057-00; thence easterly along the westerly extension of the rear property line of parcel 032-057-00 to the east property line of parcel 032-057-00; thence southerly to the south ROW line of Main Street (M-89); thence westerly along the south ROW line of Main Street (M-89) to the centerline of Sherman Street; thence southerly along the centerline of Sherman Street approximately 120 feet to the point of intersection of the centerline of Sherman Street and the easterly extension of the rear property line of parcel 800-007-00; thence westerly along easterly extension of the rear property line of parcel 800-007-00 and extending through the C&O Railroad ROW to the westerly line of the C&O Railroad ROW; thence southerly along the westerly line of the C&O Railroad ROW approximately 304; thence west approximately 171.5 feet; thence north approximately 107 feet; thence west approximately 38.5 feet; thence northerly approximately 120 feet to the centerline of Fennville Street; thence westerly along the centerline of Fennville Street to the centerline of South Street; thence northerly along the centerline of South Street approximately 137 feet; thence west approximately 101 feet; thence northerly to the north ROW line of Main Street (M-89); thence westerly to the point of beginning.

### 13-A.3 ADMINISTRATION.

In addition to the site plan review and approval standards of ARTICLE XVIII Section 18.0, 18.1 and 18.2, the following procedural standards shall apply.

- a. Downtown Design Review Committee: The Mayor, with approval of the City Council, shall appoint a Downtown Design Review Committee (DDRC) consisting of five (5) members, including: one DDA member, one Planning Commission member, one local business owner, and two other members. The DDRC may include the City's Zoning Administrator or Planner.
  1. Members shall serve two-year terms. There is no limit to the number of consecutive terms a committee member may serve.
  2. The DDRC may contract and/or assign some of the DDRC's administrative duties, but not decision authority, to qualified design professionals as needed. It will be the duty of the DDRC to consider and act upon such proposals or plans submitted to it in accordance with the design review procedures established by this section.
  3. The DDRC will meet monthly or as needed to properly perform its duties. After a quorum is reached, the DDRC actions on matters will be subject to a majority vote of members present. The DDRC will keep and maintain a record of all actions taken, and shall be subject to Act 267 of 1976, The Open Meetings Act, as amended.
  4. All development within the City Center Overlay District shall be subject to review by the Downtown Design Review Committee as part of the site plan approval process. Applicants shall submit an application and an additional five copies of all site plans to the City Clerk at least 14 days prior to the Downtown Design Review Committee meeting.
  5. The DDRC shall review applications in accord with this section and shall present recommendations to the Planning Commission pertaining to site plan approval and potential conditions of approval. Final approval authority shall reside with the Planning Commission in accord with ARTICLE XVIII.

### 13-A.4 PERMITTED AND SPECIAL USES

In lieu of the uses set forth in Sections 7.1, 7.3, 13.1 and 13.2, only the following uses are permitted, either by right or through the approval of a special use permit.

- a. Uses Permitted by right
  1. Antique stores

2. Appliance repair and sales
3. Bakery or Confectionery
4. Banks (excluding drive-through)
5. Book store, music store or video shop
6. Coffee shop, delicatessen or cafe
7. Convenience store, excluding gasoline sales
8. Drug store, gift shop, grocery store
9. Floral shop
10. Galleries, art, craft and hobby supply stores
11. Hardware store
12. Home occupation
13. Personal Services
14. Places of public assembly
15. Professional offices
16. Residences on the upper floors of Main Street buildings
17. Restaurants and Taverns (but not including drive-through)
18. Seasonal merchandise including outside sales
19. Studios for performing and graphic arts
20. Theaters and cinemas
21. Wearing apparel, accessory, jewelry or shoe store
22. Uses similar to uses permitted by right

b. Special Land Uses

1. Bed & Breakfast
2. Car wash
3. Convenience store with gasoline sales
4. Day care center or Child Care Center
5. Educational facilities
6. Financial institutions with drive-through
7. Hotels and Motels
8. Automotive Repair

### 13-A.5 DIMENSIONAL STANDARDS

Development within the City Center shall meet the following general standards:

- a. Development Area: The development area is the portion of a development site where all building improvements will be made. Except for publicly-owned park property, each improved lot in the City Center shall contain a development area consisting of no less than fifty percent (50%) and no more than ninety (90%) of the total lot area. The development area may consist of

buildings, structures, parking areas, sidewalks, plazas or patios, driveways, and any other man-made impervious surfaces.

- b. Open Area: Any part of a lot that is not a development area shall be deemed an open area. No above ground building, parking area, or driveway shall be located in an open area. Landscaping, signs, and utilities may be located in an open area.
- c. Building Area: The aggregate building area (gross floor area) of any building in the City Center shall not exceed 22,000 sq. ft, of which the ground floor area shall not exceed 6,000 sq. ft. The building area may be divided into any number of retail or commercial units as long as the floor area of each unit shall not exceed 6,000 sq. ft. The DDRC may approve structures with aggregate building area greater than 22,000 sq. ft. or ground floor area greater than 6,000 sq. ft. provided the building is so designed and constructed as to resemble, to a casual observer, a collection of smaller structures which would meet the intent of this paragraph. The DDRC may allow phased projects that include a viable plan for the full development of the site even though initial phases may not achieve the 70% - 100% development area.
- d. Building Setback Requirements: There shall be zero foot (0 ft.) setback requirement for buildings, structures, parking areas, sidewalks, driveways, and any other man-made impervious surface located within a development area for both the front and sideyards. If a sideyard setback is desired by applicant, such setback shall be a minimum of 10 feet (10 ft.) for fire protection purposes, but shall not exceed twenty (20) feet, unless side lot parking is approved. Additional sideyard setback may be requested by local fire department officials. If a front setback is desired by the applicant, the DDRC may approve up to fifteen (15) feet from the right-of-way for semi-public spaces such as seating areas, entry courts, plazas and similar facilities.
- e. Height: Buildings facing Main Street shall have a minimum height of the lesser of one and a half stories or fifteen (15) feet and a maximum height of the greater of three stories or thirty-five (35) feet.

#### 13-A.6 REGULATIONS AND CONDITIONS

Development within the City Center Overlay shall meet the following general standards:

- a. Landscaping shall be provided in open spaces to create a pleasant pedestrian scale outdoor environment and buffer primary uses from parking areas, roadways and service facilities, such as dumpsters and loading docks. Landscaping should be designed to buffer service areas, parking or dumpsters. A mix of evergreen and deciduous plants and trees is preferred with summer floral plantings to add to the visual appeal of the City Center areas. An irrigation system shall be required. Temporary potted plants or flower boxes may be permitted to encroach no more than two feet (2 ft. measured from the building line) into the public right of way on the sidewalk; any further encroachment shall require a Sidewalk Permit per Chapter 50, Section 2 of the Fennville General Law Ordinances.
- b. All off-street parking shall be located at the rear of the primary use and provide landscape buffering to separate parking and mitigate the visual and environmental impacts of parking lots, unless there are site-specific features

that prevent rear yard parking. There shall be at least one (1) parking space per 400 sq. ft. of Retail building area in the City Center. There shall be a minimum of two (2) parking spaces for every five (5) seats of Restaurant use. In lieu of the provision of on-site parking, the Design Review Committee may recommend and Planning Commission may approve a shared parking agreement with another property located not more than 500 feet from the property in question. Such agreement shall be in writing and shall assure satisfactory to the City that the parking needs of the proposed development shall be adequately met. For parking lots accommodating more than 25 parking spaces the following standards shall apply:

- (1) Parking lots shall provide shared access with adjoining uses where feasible.
  - (2) Parking areas shall be designed, built, and screened so as to reasonably shield them from view from Main Street. Planter islands shall be provided.
  - (3) Each parking area shall have not more than two (2) driveways connecting to other parking areas in the City Center Overlay District.
- c. Sidewalks – Sidewalks should be a minimum of ten (10) feet in width and must maintain a minimum of five feet (5 ft.) of travel area. Outdoor seating or outdoor sales may encumber up to five feet of the ten-foot sidewalk with a Sidewalk Permit pursuant to Chapter 50, Section 2 of the City of Fennville General Law Ordinances. Larger seating areas, sidewalk sales or outdoor displays will require additional sidewalk width. Office, multi-family, public and quasi-public uses shall provide hard surface areas including plazas or courtyards for pedestrian use.
- d. Sign Standards – In lieu of the sign standards of ARTICLE XVIII Section 18.8, the following standards shall apply. Signs should be either mounted on the façade of the primary use building or painted in the window. Freestanding signs shall be prohibited and monument signs shall be limited for use only for multiple-user developments and shall be placed at the rear parking driveway entrance. All signs shall be designed to match the character and scale of surrounding uses. Signs may not be internally lit. Multi-family uses located on upper floors may place signage on the building façade or windows only. Canopy, awning or projecting signs are permitted and may extend above and overhang the public right of way by no more than eight feet (8 ft.) and shall be mounted not less than eight feet (8 ft.) above said sidewalk. Marquis signs may be allowed for theater and cinema uses and shall be permitted to extend above and overhang the public right-of-way by up to 12 feet, but no more than the width of sidewalk. Temporary signs not to exceed eight (8) sq. ft. per side may (**change may to must**) be placed within two (2) feet of the building line on the sidewalk, provided a sidewalk use permit shall be obtained under Section 2 of Chapter 50 of the City of Fennville General Law Ordinances.

All signs shall have areas not exceeding the following dimensions. Each business may use any combination of the following dimensions not to exceed 32 sq. ft. for all signs for that business:

<b>Sign Type</b>	<b>Maximum Area</b>	<b>Maximum Height of Sign/Base From Ground</b>
Window	25% of window area where displayed	Ground floor windows only
Marquis	32 sq. ft.	
Canopy/Awning	20% of face area of canopy	4 feet/not applicable
Wall or mural	The lesser of 15% of ground floor wall area or 20 ft <sup>2</sup>	4 feet/not applicable
Projecting	12 ft <sup>2</sup>	3 feet/ not applicable
Suspended	6 ft <sup>2</sup>	3 feet/ not applicable

- e. Architecture – Buildings shall be designed to relate well to other structures in the City Center area. Building façade materials shall include wood, brick or stone, stucco, and approved ornamental metal. Synthetic materials such as vinyl or aluminum siding shall be prohibited. All structures shall reflect

and complement the traditional materials, aesthetic character, and construction techniques of Allegan County's historic architecture. Buildings shall be appropriately in scale and relation to existing structures. Display windows comprising 50% or more of the store façade are required for first floor retail and restaurant uses facing Main Street. Buildings shall be oriented to block parking lots from view from the street where possible. Where possible, new buildings shall incorporate sprinkler systems for fire protection purposes.

- f. Lighting –Outdoor lighting should be designed to provide the least light necessary to increase pedestrian safety and comfort while incorporating measures should be taken to preserve dark skies and reduce glare. All outdoor lighting shall be cut-off shielded and directed so that no light is cast upward into the sky or outward onto adjoining properties.
- g. Fencing – Permanent fencing may be used to separate commercial from residential uses or as a decorative feature to the rear or sideyard of the properties only. Fencing shall not be used where cross-access between parking lots is required. Fencing shall be no taller than three feet (3 ft.) in height. Semi-permanent fencing may be used for out-door seating areas and outdoor cafes at the front of the building of no higher than 3 feet. Opaque screening fences 6 feet tall shall be used to enclose any dumpsters and other waste receptacles.
- h. Utility connections, dumpsters and service – To the greatest extent possible, utility connections, dumpsters, loading bays and other service facilities shall be located to the rear of the building. Where this is not possible, such facilities should be screened from view by landscaping or architectural features.

**Section 2. Effective Date.** This Ordinance was approved and adopted by the Fennville City Commission on June 20, 2004, after a public hearing before the Planning Commission as required by Michigan Act 207 of 1921, as amended, and after introduction and a first reading on June 7, 2004, as required by Section 5.9 of the City Charter. This Ordinance shall be effective upon its publication.

---

Claude Rummer, Mayor

---

**Lisa A. Sheaffer, Treasurer**