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## Zoning changes made to appease residents

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 By Jennie Miller  
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**FERNDALE** — It's not over yet.

It is expected that another public hearing will be required in order for the Ferndale Plan Commission to make a recommendation to the City Council on changes to the city's zoning ordinance, according to Marsha Scheer of Community Development Services.

Changes were made to the initial proposal during a meeting held Dec. 8 in the high school auditorium. These changes drastically altered what the Plan Commission had drafted, based on residential outcry over the last several months.

"We addressed probably 90 or 95 percent of what we heard," said Scott Galloway, a member of the Plan Commission and the City Council. "Those who were the most vocal will be happy with the changes we've made."

The biggest change was parking.

"All the areas that were proposed to be rezoned from residential to parking have been switched back to residential," Galloway said.

In addition, the size of the mixed development district that was proposed on Marshall has been reduced; the district will now end at Allen. The proposed mixed development district on Hazelhurst has been eliminated.

"We put something out there that we thought was good, and we asked the residents to help us make it better," Galloway said, grateful for the 200 or so residents who turned up at the public hearing. "We appreciate all of the comments we received."

Other changes to the proposal include:

- The proposed changes of the area at Hilton and Nine Mile near the railroad tracks to a commercial and mixed-use district were switched back to manufacturing.
- Single-family housing will now be allowed in an R-3 (multi-family) district.
- Existing single-family residences on Livernois will be permitted uses in the mixed-use district there as long as they remain residences. Owners may add on to their homes, and they may rebuild if a fire destroys the house.
- The four corners on Livernois at Marshall will be rezoned to mixed use; but the butting properties on Hazelhurst and Marshall will be R-1 (single family district).
- The size of the C-3 (commercial) district on the north and south ends of Woodward has been reduced by half of what was initially proposed.

The city's current zoning ordinance has been in place since 1968.

"A lot has changed over the last 30 years," Galloway said. "We needed to catch up with the times."

Galloway is not disappointed that many of the commission's early plans were scrapped. He feels the finished product is still a good thing for the city.

"I think it moves the city of Ferndale forward and gives a much better zoning ordinance than we had in place," he said.

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