



# AGENDA

## Planning Commission Meeting

7:00 PM - Tuesday, May 12, 2026  
City Hall

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1. CALL TO ORDER	
2. PLEDGE OF ALLEGIANCE	
3. ROLL CALL / ESTABLISHMENT OF A QUORUM	
4. APPROVAL OF AGENDA	
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11. NEXT MEETING: JUNE 9TH, 2026

12. ADJOURNMENT

# DRAFT MINUTES

## Planning Commission Meeting



7:00 PM - Tuesday, April 14, 2026

City Hall

The Planning Commission met on Tuesday, April 14, 2026 at 7:00 PM in the City Hall.

**PRESENT:** Secretary Barbara Hammond, Commissioner Sherri Tuckey, Commissioner Charles See, Commissioner Tammy Drouillard, Commissioner Gina Nowak, and Commissioner Jeremy Finn

**LATE:**

**ABSENT:** Chairperson Bob Fox, Commissioner Rick Ruhl, and Vice Chair Peter White

**STAFF PRESENT:** Developmental Services Director Ed Engle, City Manager Brett Coker, Building Services Clerk Sonya Grubb

**1. CALL TO ORDER**

Meeting was called to order by Secretary Hammond at 7:00 PM

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL / ESTABLISHMENT OF A QUORUM**

Quorum established.

3.1 Excuse Pete White until work comp is lifted.

Moved by Sherri Tuckey  
Seconded by Jeremy Finn

Motion to excuse Pete White until work comp is lifted.

**MOTION CARRIED**

**4. APPROVAL OF AGENDA**

4.1 Approval of the April 14, 2026, Planning Commission agenda

Moved by Charles See  
Seconded by Gina Nowak

Motion to approve the April 14, 2026, Planning Commission agenda.

**MOTION CARRIED**

**5. APPROVAL OF MEETING MINUTES**

5.1 Approval of the March 10, 2026 meeting minutes

**6. PUBLIC COMMENT RE: ITEMS ON THE AGENDA**

There were none.

**7. NEW BUSINESS**

7.1 Amend Planning Commission By-Laws

Coordinator Grubb gave a brief overview of how we came to establish a CIP procedure and the need one for in the new by-laws and how we added a conflict of interest section that was lacking.

Moved by Charles See

Seconded by Tammy Drouillard

Motion to amend and adopt the current bylaws of the Planning Commission to reflect the changes in regards to the CIP.

**MOTION CARRIED**

7.2 Review and selection of applicants

Tuckey felt Billmaier was the best candidate to take Drouillard's position at the end of her term based on the applications submitted. There was no discussion.

Moved by Sherri Tuckey

Seconded by Charles See

Motion made by Tuckey to nominate Susan Billmaier.

**MOTION CARRIED**

Moved by Jeremy Finn

Seconded by Charles See

Motion to elect Susan Billmaier to the planning commission.

**Yes:** Commissioner Barbara Hammond, Commissioner Sherri Tuckey, Commissioner Charles See, Commissioner Tammy Drouillard, Gina Nowak, and Board Member Jeremy Finn

**MOTION CARRIED 6-0 on a recorded vote**

**8. PUBLIC COMMENT RE: ITEMS NOT ON THE AGENDA**

Susan Billmaier introduced herself and thanked the board for nominating her.

**9. REPORTS**

9.1 Chairperson - none.

9.2 Director - thanked everyone for dedication and focus and asked that all of the commissioners make sure I have updated contact information.  
Coordinator Grubb stated that Commissioner Drouillard would have one last meeting in May.

**10. NEXT MEETING: MAY 12, 2026**

**11. ADJOURNMENT**

11.1 Meeting adjourned at 7:08 PM

Moved by Sherri Tuckey

Seconded by Tammy Drouillard

Motion to adjourn at

**MOTION CARRIED**



# Agenda Review Form

Planning Commission - May 12, 2026

- Informational
- Action / Follow Up
- Not Approved

<b>Prepared For</b> Planning Commission	<b>Staff Contact</b> Sonya Grubb, Development Services Coordinator
<b>Date Submitted</b> March 31, 2026	<b>Department</b> Building Services

**Subject**  
PUBLIC HEARING - text amendments

**Summary**

The City of Tecumseh is seeking clarification and conformity for apartment square footage, Accessory Dwelling Units (ADUs), and Adult Regulated Uses

The applicant is seeking text amendments, which require a public hearing. The public hearing is taking place tonight, May 12, 2026.

A public hearing was advertised in The Herald for May 12, 2026. The City of Tecumseh has followed the guidelines outlined in the city's code of ordinances, Section 98-28:

Sec. **98-28**. - Public hearing procedures.

The body charged with conducting a public hearing required by this chapter shall, upon receipt of a completed application, select a reasonable time and place for such hearing. Such hearings shall be subject to the procedures set forth in the Michigan Zoning Enabling Act, PA 110 of 2006, (as amended). Those procedures are summarized as follows:

(b) *Zoning ordinance text and map amendments.*

(2) *Map or text amendments affecting eleven (11) or more parcels.* If the proposed map or text amendment will impact eleven (11) or more parcels, notice shall be given as specified in subsection [98-28\(a\)](#), with the exception that a personal mailed notice is not required.

- Amendment for apartment square footage will affect Sections 98-72, 98-74
- Amendment for adult regulated uses will affect Sections 98-70, 98-80 and 98-82 (d) and (e)
- Amendment for accessory dwelling units (or ADUs) will affect Sections 98-191, 98-192, 98-163 and 98-164

All amendments will be part of one public hearing and voted on separately by the planning commission.

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**Budgeted**

No

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**Recommendation**

To hold a public hearing for public discussion for text amendments to apartment square footage, accessory dwelling units and adult regulated uses

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**Attachments**

[Public Notice - text amendments 2026](#)

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Brett Coker, City Manager  
Sonya Grubb

Approved - 31 Mar 2026  
Approved - 31 Mar 2026



**NOTICE OF PUBLIC HEARING**

CITY OF TECUMSEH  
PLANNING COMMISSION

TEXT AMENDMENTS FOR APARTMENT SQUARE FOOTAGE, ADULT REGULATED USES AND ACCESSORY DWELLING UNITS

TO THE PROPERTY OWNERS AND RESIDENTS OF THE CITY OF TECUMSEH, LENAWEE COUNTY, MICHIGAN:

Please take notice that the City of Tecumseh Planning Commission will conduct a public hearing on May 12, 2026, beginning at 7:02 pm in the Council Chambers at City Hall, Tecumseh, MI, regarding the following request:

- Amendment for apartment square footage will affect Sections 98-72, 98-74, for clarity and conformity
- Amendment for adult regulated uses will affect Sections 98-70, 98-80 and 98-82 (d) and (e) for conformity
- Amendment for accessory dwelling units (or ADUs) will affect Sections 98-191, 98-192, 98-163 and 98-164 for clarification

Petitioner:                   CITY OF TECUMSEH  
                                      309 E CHICAGO BLVD  
                                      TECUMSEH, MI 49286

All interested persons are invited to attend.

Any written comments can be delivered in person to:

City Clerk, City of Tecumseh, 309 E. Chicago Blvd., Tecumseh, Michigan 49286

OR mailed to:

City of Tecumseh Clerk, PO Box 396, Tecumseh, MI 49286.

City of Tecumseh  
Planning Commission

Dated: April 1, 2026

Posted: April 27, 2026

Published: April 30, 2026

The City of Tecumseh does not discriminate on the basis of disability in the admission or access to, or treatment or employment in its programs or activities. Edward A Engle has been designated to coordinate compliance with the non-discrimination requirements contained in Section 35.107 of the Department of Justice regulations. Information concerning the provisions of the American with Disabilities Act and the rights of individuals with disabilities requiring auxiliary aids or services should contact the City of Tecumseh, 309 E. Chicago Blvd., Tecumseh, Michigan 49286 (517) 424-6547 three days prior to the meeting.



# Agenda Review Form

Planning Commission - May 12, 2026

- Informational
- Action / Follow Up
- Not Approved

<b>Prepared For</b> Planning Commission	<b>Staff Contact</b> Sonya Grubb, Development Services Coordinator
<b>Date Submitted</b> March 30, 2026	<b>Department</b> Building Services

**Subject**  
Text amendment RA-2 district

**Summary**

To amend the text in the RA-2 district to include square footage minimums for apartments. Currently the RA-2 district specifies the minimum square footage for an apartment to be 800 sq ft. This works for duplexes, triplexes and quads, but is not realistic for individual apartments. Therefore, we are seeking to amend the verbiage to allow apartments in the RA-2 district to be subject to the standards for apartments in the RM-1 district. We would like the proposed change reflected in sections 98-72 and 98-74.

**Budgeted**  
No

**Recommendation**

To approve the text amendment changes regarding apartments for the RA-2 district to be subject to the standards for apartments in the RM-1 district and have the verbiage reflected in Sections 98-72 and 98-74.

**Attachments**

[McKenna Review Text Amendment Apartments](#)

Brett Coker, City Manager  
Sonya Grubb

Approved - 30 Mar 2026  
Approved - 31 Mar 2026



**MCKENNA**

# Memorandum

**TO:** Sonya Grubb, Ed Engle, Brad Raymond  
**FROM:** Lauren Sayre  
**SUBJECT:** Revisions to Zoning Ordinance - Section 98-72 & 98-74, Minimum Floor Area for Apartments  
**DATE:** February 3, 2026

## BACKGROUND

In the RA-2 district, apartments (multi-unit dwellings) are permitted by special land use. However, the RA-2 district specifies that the minimum floor area per unit is 800 square feet. While this works reasonably for duplexes (permitted by right), triplexes (permitted by special land use), and quadplexes (permitted by special land use), this is not realistic for apartments. We are proposing to attach and exception to the floor area minimum for apartments in the RA-2 district and refer to the standards in the RM-1 for apartments.

## PROPOSED CHANGES

### Sec. 98-72. - Schedule of regulations summary table

*We propose adding a footnote the schedule of regulations summary table to point to the dimensional requirements of the RM-1 district for apartments. We also noted that the footnote that excepted Accessory Dwelling Units/Carriage Houses was missing from this table in the RA-1 district, so this was added below.*

Use District	Minimum Lot		Min. Floor Area (Sq. Ft.)	Maximum Height (Minimum /Maximum)		Setbacks (Minimum/Maximum) (Feet)				Other Regulations
	Area (Sq. Ft.)	Width (Feet)		Stories	(Feet)	Front	Side (One)	Side (Both)	Rear	
RA-1	9,600	80	1,000 <sup>L</sup>	NA/2	NA/30	30/NA <sup>A</sup>	8/NA <sup>B</sup>	18/NA <sup>B</sup>	30/NA	Sec. 98-73
RA-2	6,000	60	800 <sup>L M</sup>	NA/2	NA/30	30/NA <sup>A M</sup>	5/NA <sup>B M</sup>	10/NA <sup>B M</sup>	25/NA <sup>M</sup>	Sec. 98-74

**L. Minimum floor area is not applicable to carriage houses/accessory dwelling units.**

**M. Minimum perimeter setbacks, minimum separation between multi-unit residential buildings, and minimum floor area for apartments is subject to the standards for the RM-1 district (Sec. 98-75).**

**HEADQUARTERS**  
 235 East Main Street  
 Suite 105  
 Northville, Michigan 48167

**O** 248.596.0920  
**F** 248.596.0930  
**MCKA.COM**

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**Sec. 98-74. - RA-2—One-family residential district.**

*We propose paralleling the additions to the schedule of regulations summary in the RA-2 residential district zoning district summary.*

Dimensional Standards		
Lot Minimum	Area	9,600 sq. ft.
	Width	80 ft.
Minimum Floor Area per Unit		1,000 sq. ft. <sup>BE</sup>
Minimum Front Yard Setback		30 ft. <sup>CE</sup>
Minimum Side Yard Setback	One Side	8 ft. <sup>DE</sup>
	Both Sides	18 ft. <sup>DE</sup>
Minimum Rear Yard Setback		30 ft. <sup>E</sup>
Maximum Building Height		30 ft./2 stories
Footnotes		
<p>A. Duplexes/two-family dwelling units are permitted by right in the RA-1 and RA-2 district only when constructed in compliance with the Michigan Municipal League's pattern book homes.</p> <p>B. Minimum floor area is not applicable to carriage houses/accessory dwelling units.</p> <p>C. Established building line: In the event there is an established building line along a street, the front yard setback shall be the established building line provided that in no case may the front yard setback be reduced to less than twenty (20) feet.</p> <p>D. Side street yard. The side yard abutting on a street shall not be less than eight (8) feet when there is a common rear yard. In the case of a rear yard abutting a side yard of an adjacent lot, the minimum side street yard setback shall be thirty (30) feet.</p> <p><b>E. Minimum perimeter setbacks, minimum separation between multi-unit residential buildings, and minimum floor area for apartments is subject to the standards for the RM-1 district (Sec. 98-75).</b></p>		



# Agenda Review Form

Planning Commission - May 12, 2026

- Informational
- Action / Follow Up
- Not Approved

<b>Prepared For</b> Planning Commission	<b>Staff Contact</b> Sonya Grubb, Development Services Coordinator
<b>Date Submitted</b> March 31, 2026	<b>Department</b> Building Services

**Subject**  
Text amendment Sections 98-70, 98-80, 98-81 and 98-82

**Summary**

To amend the text in Sections 98-70, 98-80, 98-81, and 98-82 regarding Adult Regulated Businesses.

Currently, some adult-regulated businesses are permitted by right, and others are a special land use in the Commercial, Office, and Retail, the I-C, and the I-1 districts, thereby removing local discretion. Therefore, we are seeking a text amendment to remove adult-regulated businesses from a permitted use by right to a special land use, to create consistency and conformity in the use standards table, so that special land uses are approved by the planning commission rather than the city council.

The changes would be as follows:

- Under Section 98-70, rename as Adult Regulated Businesses and change use chart to Special Land Use only in the I-C and I-1.
- Under Section 98-80, I-C - change name to Adult Regulated Businesses and move from permitted use to special land use in the table.
- Under Section 98-81, I-1 - change name to Adult Regulated Businesses and move from permitted use to special land use in the table.
- Under Section 98-82, remove sections (d) and (e) to reflect current procedures regarding special land use approval.

**Budgeted**

No

**Recommendation**

To approve the text amendment changes regarding Adult Regulated Businesses for the Use Standards for Commercial, office and retail uses Section 98-70, Industrial Commercial (I-C) Section 98-80, Industrial district (I-1) Section 98-81 and approval of special land uses for Adult Regulated Businesses Section 98-82.

**Attachments**

[Tecumseh Adult Uses ZO Text Amendment Memo 2-3-26](#)

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Brett Coker, City Manager  
Sonya Grubb

Approved - 31 Mar 2026  
Approved - 31 Mar 2026



MCKENNA

# Memorandum

**TO:** Sonya Grubb, Ed Engle, Brad Raymond  
**FROM:** Lauren Sayre  
**SUBJECT:** **Revisions to Zoning Ordinance - Section 98-70, 98-80, 98-81, 98-82, Adult Regulated Businesses**  
**DATE:** February 3, 2026

## BACKGROUND

In general, the proposed amendments are intended to provide consistency and clarity with respect to Adult Regulated Businesses.

**Permitted Uses.** The proposed revisions to Sec. 98-70 (Commercial, office and retail uses) and subsequent Zoning District Summaries in Section 98-80 (I-C—Industrial-commercial district) and Section 98-81 (I-1—Industrial district) to change Adult Regulated Businesses so they are not permitted by right in these districts in the permitted use table and district summaries, but some of them are special land use as indicated in Sec. 98-82(e).

Currently Adult Regulated Businesses include the following:

- (1) *Adult bookstore or video store*
- (2) *Adult cabaret means an establishment*
- (3) *Adult motion picture theater*
- (4) *Adult novelty business*

We believe that this was an oversight during the Zoning Ordinance update that was adopted in August 2025, so this minor text amendment is intended to rectify this oversight. Communities often choose not to permit Adult Regulated Businesses by right (principal permitted use) because doing so removes local discretion over uses that are politically sensitive and widely perceived as having potential land-use compatibility and secondary-effect concerns. Permitted-by-right approval limits a community's ability to evaluate site-specific context, impose tailored operational conditions, or respond to public concerns through a public review process. We are proposing to change the "principal permitted use" designation to "special land use approval needed."

**Use Standard.** We also noted some discrepancies in the Use Standards for Adult Regulated Businesses. Section 98-82(e) refers to City Council approving adult motion picture theater, adult bookstore or video store, or adult cabaret uses by special land use. This does not include adult novelty businesses and is not consistent with Planning Commission being the final authority on special land use approvals.

To clarify where these uses are permitted, we propose removing this provision in the use standards and making all adult businesses require special land use approval, and noting it in the permitted use tables and the district summaries for consistency and quick reference.

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Suite 105  
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**PROPOSED CHANGES**

**Sec. 98-70. - Commercial, office and retail uses**

*The proposed changes are shown below and include changing the principal permitted use designation to special land use. We also propose to change the name to “adult regulated business” to ensure consistency with the use standard naming in Sec. 98-82.*

Key:	■ Principal Permitted Use	□ Special Land Use	Blank = Not Permitted
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USE	DISTRICT											DESIGN STANDARD	
	RA-1	RA-2	RM-1	RM-2	MH	B-1	B-3	D-1	D-2	D-3	I-C		I-1
<b>COMMERCIAL, OFFICE and RETAIL</b>	Adult Regulated Businesses										□	□	Sec. 98-82

**Sec. 98-80. - I-C—Industrial-commercial district & Sec. 98-81. - I-1—Industrial district**

*Consistent with the change above, we propose renaming “Adult Regulated Uses” to “Adult Regulated Business” and moving the use from the Permitted Uses column into the Special Land Uses column for both of these districts (I-C & I-1).*

**Sec. 98-82**

*We propose removing Section 98-82(d) and Section 98-82(e) as they are repetitive or inaccurate to current procedures and will be enforced by the above changes to require special land use approval for Adult Regulated Businesses.*

~~(d) Zoning districts. An adult motion picture theater, adult bookstore or video store, or adult cabaret shall be located only within an I-1 or I-C district.~~

~~(e) Special use approval required. An adult motion picture theater, adult bookstore or video store, or adult cabaret shall be permitted only by special land use approval granted by the City council after review and recommendation of the planning commission, and after public hearing pursuant to the discretionary decisions in Article II, Division 4 of this chapter pertaining to special and conditional land uses. The special land use shall be approved only if the following criteria are satisfied:~~

- ~~(1) There has been compliance with all provisions of this section and all other sections of this Ordinance and the City Code of Ordinances.~~
- ~~(2) The establishment of an adult motion picture theater, adult bookstore or video store, or adult cabaret will not have a deleterious effect on the surrounding area or the City in general.~~
- ~~(3) There is compliance with the standards included in Article II, Division 4 of this chapter.~~



# Agenda Review Form

Planning Commission - May 12, 2026

- Informational
- Action / Follow Up
- Not Approved

<b>Prepared For</b> Planning Commission	<b>Staff Contact</b> Sonya Grubb, Development Services Coordinator
<b>Date Submitted</b> March 31, 2026	<b>Department</b> Building Services

**Subject**  
Text amendment or elimination of ADUs Section 98-191 Attached accessory structures and 98-192 Detached accessory structures, 98-163, D-2, and 98-164 D-3

**Summary**

To amend the text in Section 98-191 regarding attached accessory structures that are to be dwelling units to meet the standards and requirements provided in table (a) and Section 98-192 regarding detached accessory structures to meet the standards and requirements provided in table (b)

Currently, the ordinance does not distinguish between non-dwelling accessory units and accessory dwelling units and contains conflicts in the standards for ADUs (such as dimensional and enforceability standards).

In Section 98-191, attached accessory structures would include the addition of a table for easy reference.

In Section 98-192, Detached accessory structures, would remove item (c)(1) and include the addition of a table for easy reference.

In addition, Sections 98-163, D-2 Edge, and 98-164, D-3 Downtown Residential, would refer to the new standards in 98-192.

**Budgeted**  
No

**Recommendation**

The city has no recommendation on whether or not to approve these changes. We would like the planning commission to hear from the public and then make a decision as to whether or not to make the changes to ADUs or completely eliminate ADUs from the ordinance.

**Attachments**

[Tecumseh ADU ZO Text Amendment Memo 4-7-2026](#)

Agenda Item #8.3.

Brett Coker, City Manager  
Sonya Grubb

Approved - 31 Mar 2026  
Approved - 31 Mar 2026



MCKENNA

# Memorandum

**TO:** City of Tecumseh Planning Commission  
**FROM:** Lauren Sayre, AICP  
Emily Huhman, AICP  
**SUBJECT:** Revisions to Zoning Ordinance - Section 98-191 and 98-192 Accessory Structures and Accessory Dwelling Units  
**DATE:** April 7, 2026

## BACKGROUND

### Purpose of the Proposed Amendments

The proposed revisions to Sec. 98-191 (Attached Accessory Structures) and Sec. 98-192 (Detached Accessory Structures) are intended to:

- Clearly distinguish non-dwelling accessory structures from Accessory Dwelling Units (ADUs)
- Consolidate and clarify standards that currently regulate ADUs indirectly
- Reduce conflicts between housing uses and dimensional standards designed for sheds or garages
- Establish predictable, enforceable standards for ADUs in residential and downtown districts

The proposed amendments represent a significant improvement in clarity, enforceability, and alignment with modern zoning practice.

The remaining questions before the Planning Commission are policy choices. Direction from the Commission on the discussion items noted above will allow staff to finalize a clear, defensible ADU framework.

## PROPOSED CHANGES

We propose replacing the existing Section 98-191 and Section 98-192 with the following. Please note that **blue** text indicates added language. **Red** text indicates removed language.

### Sec. 98-191. - Attached accessory structures.

#### (a). Accessory Structures (Non-Dwelling).

- (1) *Lot coverage and setback.* Where the accessory structure is attached to a main building, it shall be considered a part of the main building and shall be subject to the area, lot coverage and setback regulations of this Ordinance applicable to main buildings.
- (2) *Determination of attachment.* For the purpose of determining lot coverage and setback, an accessory structure located within ten feet of a main building shall be considered "attached."
- (3) *Height.* The maximum height for attached accessory structures shall be the maximum height permitted in the zoning district or the height of the principal structure, whichever is less.

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235 East Main Street  
Suite 105  
Northville, Michigan 48167

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(a) *Accessory Dwelling Units (ADUs). The following table provides the requirements for attached accessory dwelling units (ADUs).*

Standard	Requirement
<i>ADUs Permitted.</i>	<ul style="list-style-type: none"> <li>Attached Accessory Dwelling Units shall only apply within the RA-1, RA-2 zoning districts.</li> <li>One (1) Accessory Dwelling Unit is permitted per parcel</li> </ul>
<i>Ownership and occupancy.</i>	Ownership of the ADU shall remain with the owner of the property. In no case may the owner of the property divide ownership rights between the principal and accessory dwelling units through a land division, condominium, or other means.
<i>Location and setbacks.</i>	Attached ADUs must meet the lot dimensions and setbacks of the corresponding zoning district for the principal structure.
<i>Height.</i>	ADUs attached to the principal structure shall comply with the height standards for the zoning district.
<i>Minimum Floor Area</i>	All ADUs must conform to Michigan Building Code requirements for minimum floor area for dwelling units.
<i>Maximum Floor Area</i>	<ul style="list-style-type: none"> <li>Attached ADUs shall not exceed 50% of the gross floor area of the principal structure.</li> <li>In no cases shall attached ADUs exceed 800 square feet in size.</li> <li>Space dedicated primarily to storage, or the parking of vehicles, within the same building as an ADU, shall not count towards the maximum dwelling unit size of an ADU.</li> </ul>
<i>Entry and Design.</i>	<ul style="list-style-type: none"> <li>The primary entry, and any associated external staircases, for an attached unit shall be placed at the side or rear of the principal structure.</li> <li>An attached ADU shall be designed to maintain the appearance of the principal structure.</li> <li>ADUs shall be designed of high-quality, natural materials. Metal siding shall not be permitted as a primary building material.</li> </ul>
<i>Utilities.</i>	An ADU shall be connected to an approved water and sewer system. However, utilities for the ADU shall not be metered separately from the principal structure.
<i>Parking.</i>	Additional off-street parking is not required for ADUs.
<i>Requirements for Occupancy.</i>	The following shall be required prior to occupancy of an ADU: <ul style="list-style-type: none"> <li>Building Permit</li> <li>Certificate of Occupancy</li> </ul>

**Sec. 98-192. - Detached accessory structures.**

**(a). Accessory Structures (Non-Dwelling)**

(1). *Location and setbacks.* A structure accessory to any building shall only be erected in a side or rear yard.

a. *Side yard structures.* If the accessory building or structure is erected in a side yard, it must conform to the all yard regulations of this chapter applicable to main buildings.

b. *Rear yard structures.* A detached structure accessory to a residential building located in the rear yard shall not be located closer than ten (10) feet to any principal building nor shall it be located closer than six (6) feet to any side or rear yard. However, if the detached building accessory to a residential building is two hundred (200) square feet or less it may be located one foot from any lot line. In those instances where the rear lot line is conterminous with an alley right-of-way, the accessory building shall be no closer than one (1) foot to such rear lot line.



(2). *Accessory structure lot coverage in residential districts.*

- a. The combined lot coverage of all detached structures shall not exceed **fifty percent (50%)** of a rear yard area or the ground floor living area of the principal building, whichever is less.
- b. Each property may have one shed not to exceed eighty (80) square feet that is exempt from the accessory structure lot coverage calculations.
- c. On a corner lot, all of the land to the rear of the house, including the side yard abutting the street, may be used in the computation of percent of lot coverage for accessory structures.
- d. In no case shall an accessory structure be located in the front yard.

(3) *Height.* In residential districts buildings may be constructed to equal the permitted maximum height of structures in such districts, subject to board of appeals review and approval, when such structures exceed two (2) stories in height. In nonresidential districts, buildings or structures accessory to residences shall not exceed the height limits for accessory buildings or structures required in residential districts.

~~a. Residential accessory structures. No detached building or structure accessory to a residential dwelling unit or group of dwelling units may exceed one story or fourteen (14) feet in height provided that a detached accessory building may be constructed not to exceed one and one-half (1½) stories or sixteen (16) feet in height on those properties occupied with two-story dwellings and where fifty percent (50%) of all properties within two hundred (200) feet of such property are occupied with two-story dwellings. In those instances, where an accessory building or structure exceeds fourteen (14) feet in height, side and rear setbacks shall be increased one (1) foot for each two (2) feet or height in excess of fourteen (14) feet of height.~~

*(b). Accessory Dwelling Units (ADUs). The following table provides the requirements for detached accessory dwelling units (ADUs).*

Standard	Requirement
<i>ADUs Permitted.</i>	<ul style="list-style-type: none"> <li>• Detached ADUs shall only apply within the RA-1, RA-2, D-2, and D-3 zoning districts.</li> <li>• One (1) ADU is permitted per parcel.</li> <li>• Mobile homes, recreational vehicles, and travel trailers shall not be used as ADUs.</li> </ul>
<i>Ownership and occupancy.</i>	Ownership of the ADU shall remain with the owner of the property. In no case may the owner of the property divide ownership rights between the principal and accessory dwelling units through a land division, condominium, or other means.
<i>Location and setbacks.</i>	<ul style="list-style-type: none"> <li>• ADUs shall not be located in the front yard of any parcel.</li> <li>• ADUs shall be located no closer than ten (10) feet from the property line in side and rear yards.</li> </ul>
<i>Height, RA-1, RA-2.</i>	<ul style="list-style-type: none"> <li>• A single-story accessory structure featuring an ADU shall not exceed a height of sixteen (16) feet.</li> <li>• An accessory structure featuring an ADU on the second floor shall not exceed a height of twenty-four (24) feet from grade.</li> <li>• In no case shall the height of a detached ADU exceed the height of the principal structure.</li> </ul>
<i>Height, D-2, D-3.</i>	<ul style="list-style-type: none"> <li>• An accessory structure featuring an ADU on the second floor shall not exceed a height of twenty-four (24) feet .</li> <li>• In no case shall the height of a detached ADU exceed the height of the principal building.</li> </ul>



Standard	Requirement
<i>Minimum Floor Area</i>	All ADUs must conform to Michigan Building Code requirements for minimum floor area for dwelling units.
<i>Maximum Floor Area</i>	<ul style="list-style-type: none"> <li>• Detached ADUs shall not exceed 50% of the gross floor area of the principal structure.</li> <li>• In no cases shall attached ADUs exceed 800 square feet in size.</li> <li>• Space dedicated primarily to storage, or the parking of vehicles, within the same building as an ADU, shall not count towards the maximum dwelling unit size of an ADU.</li> </ul>
<i>Entry and Design.</i>	<ul style="list-style-type: none"> <li>• The primary entry for a detached ADU shall be oriented towards the front or interior of the lot. This standard does not apply to side street lot lines or rear lot lines with alley access.</li> <li>• No rooftop or second-story decks are permitted on a detached ADU unless oriented towards the interior of the lot and designed to limit visibility from properties sharing a common side or rear lot line. This standard does not apply to side street lot lines or rear lot lines with alley access.</li> <li>• Detached ADUs in all Zoning Districts shall be designed to maintain the appearance of the principal structure.</li> <li>• Detached ADU in D-2 and D-3 Downtown Districts must comply with design standards and requirements of Section 98-166.</li> <li>• ADUs shall be designed of high-quality, natural materials. Metal siding shall not be permitted as a primary building material.</li> </ul>
<i>Utilities.</i>	An ADU shall be connected to an approved water and sewer system. However, utilities for the ADU shall not be metered separately from the principal structure.
<i>Parking.</i>	Additional off-street parking is not required for ADUs.
<i>Requirements for Occupancy.</i>	The following shall be required prior to occupancy of an ADU: <ul style="list-style-type: none"> <li>• Building Permit</li> <li>• Certificate of Occupancy</li> </ul>

**Sec. 98-292. – Definitions, A, B**

We recommend adding the following definition to Section 98-292.

- (b) **Accessory dwelling unit.** Additional living quarters on an existing single-family lot that are independent of the primary dwelling unit and are equipped with separate kitchen and bathroom facilities. Accessory dwelling units can be attached or detached from the primary dwelling unit.

**ADDITIONAL REFERENCES**

We also recommend adding a cross-reference in Sections 98-163. - D-2 Downtown Edge & 98-164. - D-3 Downtown Residential to refer to the new standards in 98-192. – Detached Accessory Structures.



# Agenda Review Form

Planning Commission - May 12, 2026

- Informational
- Action / Follow Up
- Not Approved

<b>Prepared For</b> Planning Commission	<b>Staff Contact</b> Sonya Grubb, Development Services Coordinator
<b>Date Submitted</b> May 4, 2026	<b>Department</b> Building Services

**Subject**  
Request for text amendment change to zoning ordinance

**Summary**  
Two residents, Tony Menyhart and Lee Walsh, have submitted an application to have Zoning ordinance Section 98-260, Right of Way Landscaping, changed to allow items other than lawn grasses to be planted in the right of way.

**Budgeted**  
No

**Recommendation**

The City of Tecumseh staff does not see this as viable for the following reasons:

- not everyone in the city would be permitted to plant in the right of way as M-50 requires state approval
- planting in the right of way would need to be permitted, meaning the city would have to know exactly what is being planted
- if right of way planting is permitted, it would also need to be enforceable - the city does not have enforcement for types of plants and how to regulate them
- to our knowledge, by researching codes, Lenawee county, Jackson county and Monroe county, do not allow planting in the Right of Way
- the right of way is for the purpose of safety and telecommunications - Tecumseh residents are currently allowed to plant 50% of their yard under Section 98-262.

Other staff have submitted letters in regards to their fields as to their concerns with planting in the right of way.

**Attachments**

[Menyhart right of way letter](#)  
[dpw letter row](#)  
[Plantings in the Right of Way - treasurer](#)  
[City ROW letter - police](#)

[Letter RE ROW Planting](#)  
[ROW Plantings - FIRE](#)  
[row utilities](#)

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Brett Coker, City Manager  
Sonya Grubb

Approved - 06 May 2026  
Approved - 07 May 2026

To: Ed Engle

Re: Request to amend City ordinances concerning gardening in the street right-of-way

From: Tony Menyhart, Lee Walsh

Date: April 6, 2026

### **Introduction**

This is an appeal to change the City ordinances that pertain to Right of Way (ROW) use. Unlike the usual appeals to the Planning Commission for relief for an individual property, however, these changes are being proposed to benefit the entire community. Our intention is to match existing ordinances more closely to the City Master Plan and to implement data from the Great Lakes Restoration Initiative grant recently received by the City for stormwater improvement.

The recommended changes are presented by Lee Walsh, Advanced Master Gardener and Master Rain Gardener, and Tony Menyhart. Both are city residents and members of ReTree Tecumseh, a group of volunteers who have planted more than 300 trees to improve the environment of our city.

#### **Goal 1**

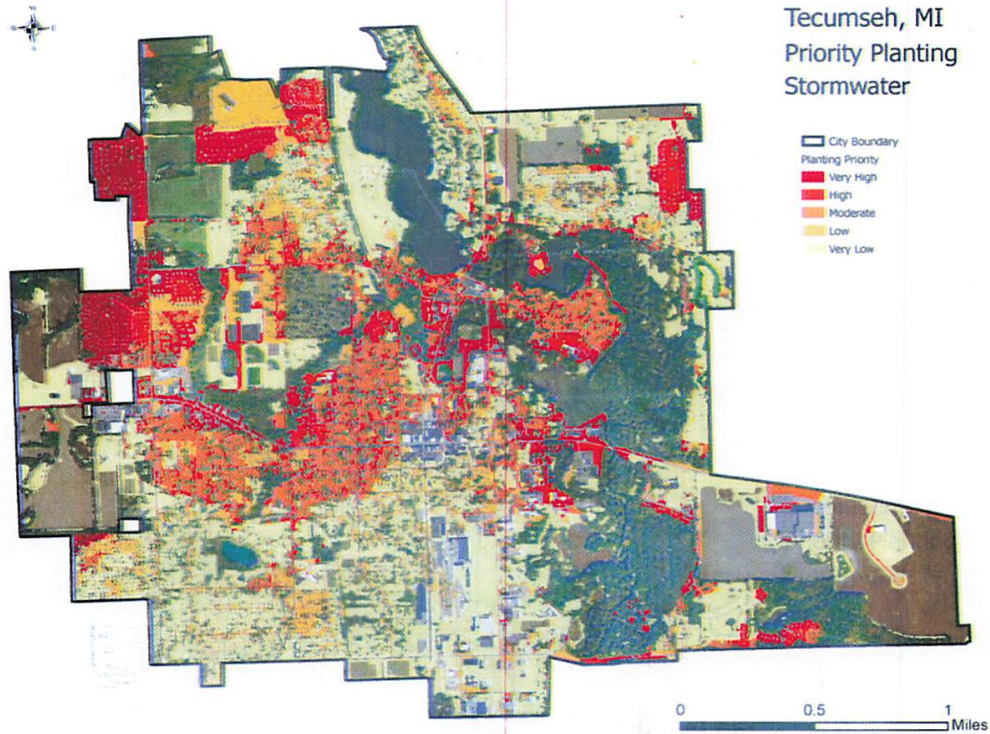
The City of Tecumseh Master Plan of 1990 states that the main way to keep up the appearance and value of properties is when owners take pride in their properties. Flower gardens and vegetable gardens are displays that homeowners like to work on, and which visitors also enjoy.

“Private action to achieve adequate maintenance and improvement of existing properties can best be accomplished through individual and neighborhood pride, and through pressures of public opinion. . . . Through its action, the City should continue to demonstrate an awareness of the need to improve neighborhoods.” —City of Tecumseh Master Plan, Vilican-Leman & Associates, Inc., 1990.

#### **Goal 2**

To improve stormwater management city-wide by allowing and encouraging residents to create rain gardens in the ROW. Although any type of garden cultivation in the ROW would assist in this goal, rain gardens specifically are a proven means of capturing and retaining storm water to alleviate flooding, filter out pollution, and allow gradual absorption.

In the below image, high-priority areas for stormwater remediation are shown in red and orange. The River Raisin Watershed Council plans to implement a program promoting rain gardens in high-priority neighborhoods in spring 2026. It would be appropriate to allow those gardens to be sited in the ROW.



Source: <https://riverraisincanopy.weebly.com/city-of-tecumseh.html>

#### Relevant Ordinances

<https://library.municode.com/mi/tecumseh/>

These appear to be the relevant ordinances related to gardening in the ROW:

**Sec. 86-33 (d):** Lawn extension & city street right-of-way. The owner of every parcel of land is responsible for grading, planting, mowing, and raking the extension or city street right-of-way (ROW) so that it is covered with turf grass or suitable vegetation with an average height not in excess of six inches. The city shall not be liable for damage to any vegetation planted, or to any property or fixtures placed, in or upon the lawn extension or the city right-of-way that results from work performed by the city in the lawn extension or right-of-way.

**Sec. 98-260 (d):** Groundcover plantings within street rights-of-way. Street rights-of-way shall be irrigated and sodded with lawn grasses.

**Sec. 98-262 (c)(2):** Alternative lawn landscaping shall not be permitted in any road rights-of-way without the written permission of the Development Services Director.

### **Rationale**

Gardening on the ROW is well-established in many cities larger than Tecumseh, including Ann Arbor, where city officials and residents have worked together to craft ordinances that maintain high standards of appearance while also allowing personal expression.

In Tecumseh's code, asking the homeowner to apply for an exception, then have an administrator rule on it, is a burden on both parties. Considering that residents are required by law to maintain the ROW, we believe the City should adopt updated policies that allow residents to plant suitable species of their own choosing that adhere to specific guidelines and maintain clear sight lines at intersections.

Here are some guidelines for ROW gardens taken from Ann Arbor city code:

- **Height Restrictions:** Turf grass must be under 12 inches; other ground cover vegetation (seasonal flowers, native plants, perennials) should average under 36 inches.
- **Visibility Standards:** Plants cannot create a hazard or block views for drivers, especially at intersections (sight triangles).
- **Materials:** Allowed materials include grass, biodegradable mulch, and native/ornamental plants.
- **Prohibited Items:** Stone, aggregate, or permanent irrigation systems are not allowed.
- **Utility Access:** Plantings must allow full access to fire hydrants and utility systems.
- **Damage Risk:** The city is not liable for damage to private, unauthorized plantings in the right-of-way caused by city maintenance work.

Please work with us or use the above Ann Arbor code to create similar ordinances that allow gardening in the ROW in Tecumseh, for the improvement of all our neighborhoods. Thank you for your consideration.

Sincerely,

Tony Menyhart  
Lee Walsh

I am writing to formally recommend the prohibition of plantings within the public right-of-way (ROW).

Plantings in the ROW creates a number of operational, safety, and liability concerns for the Department of Public Works.

- Plantings in the ROW can obstruct critical infrastructure maintenance. DPW crews require unobstructed access to sidewalks, curbs, and roadways for routine maintenance and emergency repairs.
- From an operational standpoint, ROW plantings complicate routine services such as mowing, leaf collection, and snow removal. Crews must either work around these obstructions or risk damaging private plantings, which often leads to resident complaints and disputes.

For these reasons, I would not recommend any changes to the city's current ordinance regulating ROW vegetation.

TROY R. HRBACH (5-5-2026)



To: Sonya Grubb, Building Department  
From: Rachel Peters, Treasurer  
Date: May 5, 2026  
Regarding: Plantings in the Right of Way

In regards to the ordinance Section 86-33:

*Lawn extension and city street right-of-way.* The owner of every parcel of land is responsible for grading, planting, mowing and raking the extension or city street right-of-way so that it is covered with turf grass or suitable vegetation with an average height not in excess of six inches. The city shall not be liable for damage to any vegetation planted, or to any property or fixtures placed, in or upon the lawn extension or the city right-of-way that results from work performed by the city in the lawn extension or right-of-way.

From my perspective in dealings between myself (and front office staff) with City residents, I believe the above ordinance to be fair. This is for the following reasons:

- When sidewalks are repaired and other infrastructure activities take place, we have at least a few complaints that something the resident placed in the right-of-way was damaged or disturbed. The above ordinance not only limits the landscaping done in the right-of-way, it also adds the disclaimer of the City's liability.
- Unfortunately, while some maintain their plantings, others do not. This results in unsightly weeds and over-growth. We receive complaints in the front office from **both** those that want to plant more in the right-of-way, **and** neighbors of those that don't properly maintain what they have. As a result, the ordinance must limit right-of-way plantings for everyone to avoid the overgrowth aspect.
- Finally, as a resident of the City, I find it very important that we have a good site-line while driving. Unsuitably tall plantings in the right-of-way make it difficult to see when backing out of driveways, turning onto adjoining streets, etc.

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# TECUMSEH POLICE DEPARTMENT

***Jeff Wright, Chief of Police***

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To: Sonya Grubb  
From: Jeff Wright / Chief of Police  
Ref: Gardening in the City ROW

Sonya,

As the Chief of Police, my duties are to maintain safe effect roadways. Gardening in the City Right of Way has the great potential to limit the line of sight for motorists, therefore, potentially causing a safety concern for those motorists. I am not opposed to this; however, I believe the height restrictions should be limited to 12 inches for ALL vegetation, regardless of the type planted.

I know that we have had safety concerns in the past with the Re-Tree program, planting trees in the city ROW and the leaves/branches causing line of sight problems for motorists at intersections. I personally have asked the DPW to trim branches on a few of the new trees that were planted in the city ROW for this same issue of safety. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Wright".

Jeff Wright  
Chief of Police



May 5, 2026

RE: ROW Planting

While not a resident of the City, I have researched the subject of ROW plantings in other communities, and I have had conversations with MDOT regarding the ROW.

Research Findings: There are some communities that allow planting of garden/flowering plants in the ROW, and some that do not.

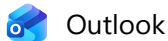
- Some of those communities allow only trees (Adrian).
- Some communities like Ann Arbor and Saline have ordinances that are very specific in how tall something can grow and even what type of plant can be planted, and both require permits. With specific types of plants, it seems like you would almost need a botanist on staff to monitor and affirm what is being planted/grown. Additionally, ordinance enforcement would be necessary, which is already highly criticized by residents. As someone who gardens, plants need to be maintained after bloom, whether that's pulling stalks, cutting back, or deadheading. If these are not done, you're left with the appearance of an unkempt area that just looks like dead weeds. Not everyone is going to be this diligent in appearance. As a front office staff person, we receive endless comments on how beautiful our community is. It would be nice to keep it that way.
- Some communities, like Jackson County, forbid planting in the ROW noting that the ROW is strictly for public safety and infrastructure.
- MDOT prefers ROWs be kept clear of "clutter." I know this firsthand as the individual that spoke with MDOT when the issue regarding sports signs was

addressed. While that conversation was related to signage, the overall message was that the state has taken measures over the last several years to clean up and maintain ROWs on state highways. So how do you offer planting to some residents, but not those on the Boulevard?

Personally, I garden at my residence in Blissfield, and I enjoy my gardens and flower beds without them being planted in the ROW.

Professionally, based on the complaints we receive in the front office and my research, I would prefer to see the City maintain that ROW planting is limited to trees only planted by the City.

Tonya A Miller, City Clerk



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## ROW Plantings

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**From** Scot Long <slong@tecumsehmi.gov>  
**Date** Tue 5/5/2026 11:09 AM  
**To** Sonya Grubb <sgrubb@tecumsehmi.gov>

Sonya,

I have a few concerns regarding planting in the 'right of way'.

1. If allowed on corner lost would this cause a sight path obstruction and possibly cause an increase in motor vehicle crashes? I would definitely need more information in regards to this.
2. What provisions in said ordinance shall be enforced to be sure that none of the approximately 475 fire hydrants throughout the city in the 'right of way' are not obstructed?
3. I did a drive by of 306 W. Logan St. which I think would look similar to what is being proposed. To say this would make firefighting operations difficult would be an understatement. Stretching hose through obstructions, attempting to set up ladders, and simply walking with urgency is cause for concern from our perspective.
4. Lastly and most importantly, we regularly roll patient cots across the right of way due to obstructions, multiple vehicles in the driveway, or simply because it is the quickest way from point A to point B as the ambulance regularly parks in the road. Moving a cot across a ROW that would look similar to 306 W. Logan is beyond difficult, it would be an utter impossibility. For this reason alone I would not be a proponent of this change as we run over 1000 medical related calls per year.

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## Chief Scot Long

Fire Chief

**Email:** [Slong@tecumsehmi.gov](mailto:Slong@tecumsehmi.gov)

**Phone:** 517-423-2107 ext. 301



**City of Tecumseh**

309 E. Chicago Blvd.,  
Tecumseh, MI 49286

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[www.mytecumseh.org/](http://www.mytecumseh.org/)





**May 5, 2026**

**UTILITIES DEPARTMENT ROW (Right Of Way) Stance**

The Utilities Department is opposed to changing the city ordinance regarding ROW for the following reasons:

- Several ROW in town contains: city water mains, valve boxes, curb boxes, and hydrants.
- Several ROW in town contain city sewer mains. Planting near or above sewer mains runs the risk of root systems infiltrating the mains which could cause blockage and backups.
- All city water services and shut offs (curb and valve boxes) are located within the city ROW. Quite often city crews have to dig up water services for repair, any obstruction could potentially delay or hinder these services.
- Obstructions could also be a safety issue, creating blind spots at corners and obscure fire hydrants from emergency responders.
- If the city does entertain the idea of changing the ordinance, we request adding language that the city will not be responsible for replacement/reconstruction of landscaping.

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# Agenda Review Form

Planning Commission - May 12, 2026

- Informational
- Action / Follow Up
- Not Approved

<b>Prepared For</b> Planning Commission	<b>Staff Contact</b> Sonya Grubb, Development Services Coordinator
<b>Date Submitted</b> March 30, 2026	<b>Department</b> Building Services

**Subject**  
Election of Officers

**Summary**  
Election of Chairperson, Vice Chairperson and Secretary for the Planning Commission

**Budgeted**  
No

**Recommendation**  
To elect \_\_\_\_\_ Chairperson, \_\_\_\_\_ Vice Chairperson and \_\_\_\_\_  
Secretary for the Planning Commission for a 1-year term starting June 1, 2026.

Brett Coker, City Manager  
Sonya Grubb

Approved - 31 Mar 2026  
Approved - 31 Mar 2026