

Chapter 14 - Site Plan Review

- 14.1. **Purpose.** It is the purpose of this chapter to require site plan approval for buildings, structures and uses that can be expected to have a significant impact on natural resources, traffic patterns, adjacent parcels and land uses and on the character of future development. It is further the purpose of this chapter to achieve safe and convenient traffic movement; harmonious relationships of buildings, structures and uses; and the conservation of natural features and resources.
- 14.2. **Uses Requiring Site Plan Approval.** The following building, structures and uses require site plan approval by the Planning Commission:
- 14.2.1. Special land uses.
 - 14.2.2. Commercial or industrial uses.
 - 14.2.3. Parking areas containing 6 or more parking spaces.
 - 14.2.4. Residential developments containing four or more lots or units.
 - 14.2.5. All condominium developments.
 - 14.2.6. Those buildings, structures and uses for which a site plan review is specifically required under this Ordinance.
- 14.3. **Site Plan Requirements.** Each site plan submitted shall contain the following information, unless specifically waived by the Planning Commission, in whole or in part:
- 14.3.1. The date, north arrow and scale. The scale shall be not less than one (1) inch = twenty (20) feet for parcels under three (3) acres and at least one (1) inch = one hundred (100) feet for parcels three (3) acres or more.
 - 14.3.2. All boundary lines are to be shown and dimensioned, including building setback lines on corner lots.
 - 14.3.3. The location and height of all existing and proposed structures on the parcels.
 - 14.3.4. The location and dimensions of all existing and proposed drives, sidewalks, curb openings, signs, exterior lighting, curbing, parking areas (showing dimensions of a typical parking space), unloading areas, recreation areas, common use areas and areas to be conveyed for public use and purpose.
 - 14.3.5. The location and pavement width and right-of-way width of all abutting streets and alleys.
 - 14.3.6. The name and address of the individual or firm responsible for the preparation of the site plan.
 - 14.3.7. The name and address of the property owner or applicant.
 - 14.3.8. A locational sketch drawn to scale.
 - 14.3.9. The zoning districts abutting the parcels.
 - 14.3.10. The location, height and types of fences, walls and landscaping.
 - 14.3.11. All existing and proposed utilities, including proposed connections to public sewer or water systems. In the case of mobile home parks, all existing utilities necessary to service the parcel shall be shown.
 - 14.3.12. All existing and proposed surface water drainage facilities. In the case of mobile home parks, all existing surface water drainage facilities shall be shown.
 - 14.3.13. Such other information as the Planning Commission may reasonably specify.
- 14.4. **Review Procedure.** The proposed site plan shall be submitted in 5 copies to the Zoning Administrator, who shall keep one copy of the proposed site plan and deliver four copies of the proposed site plan to the secretary of the Planning Commission. The Planning Commission shall, within 60 days of its submittal to the Zoning Administrator, either approve, approve with conditions or disapprove the proposed site plan. If the site plan is disapproved, the reasons for the disapproval shall be stated. Upon approval of a site plan, at least 2 copies of the site plan as finally approved shall be signed and dated by the secretary of the Planning Commission. One copy of the signed site plan shall be kept on file with the Zoning Administrator and the other returned to the applicant.

- 14.5. **Standards For Site Plan Review.** In reviewing a site plan, the Planning Commission shall determine whether the applicant has established that the site plan is consistent with this Ordinance and in accordance with the adopted plan of the Township. Without limiting the foregoing, the Planning Commissions shall consider whether:
- 14.5.1. the movement of vehicular and pedestrian traffic within the site and in relation to access streets will be safe and convenient;
 - 14.5.2. the site plan is harmonious with, and not injurious or objectionable to, existing and projected uses in the immediate area;
 - 14.5.3. the site plan shows the use will be adequately served by necessary improvements, including but not limited to, sewage collection and treatment, potable water supply, storm drainage, lighting, streets and parking.
 - 14.5.4. the peak rate of stormwater runoff from the parcel will increase as a result of the proposed development.
 - 14.5.5. the site plan is adequate to provide for the health, safety, and general welfare of the persons and property on the parcel and in the neighboring community.
- 14.6. **Regulations.** The regulations set forth below shall apply to all land uses, with the exception of mobile home parks that are regulated pursuant to MCLA §125.2301 et seq.:
- 14.6.1. The secretary of the Planning Commission shall not sign the approved site plan until the applicant has submitted 3 copies of all permits that are required by the county or the state for the construction of the use.
 - 14.6.2. No grading, removal of trees or other vegetation, land filling or construction of improvements shall begin for any development that requires a site plan approval until an approved site plan has been signed by the secretary of the Planning Commission.
 - 14.6.3. The Zoning Administrator shall not issue a zoning permit for any use requiring site plan approval until an approved site plan has been signed by the secretary of the Planning Commission.