

Item 3 - Proposed Zoning Ordinance Changes to Version 4.3

Site plans over multiple parcels

SECTION XIV.7 REQUIREMENTS FOR SITE PLAN

Requirements for the contents of the Site Plan as required in XIV.3 are:

- A. Name(s) and address (es) of the applicant(s).
- B. Nature of applicant's holding in the proposed site property.
- C. Name (s) and address (es) and professional qualifications of the person (s) responsible for the preparation of the Site Plan.
- D. Project description and purpose containing a descriptive explanation of the project, its nature, location and purpose, including six (6) copies and one (1) reproducible transparency of a schematic development plan of the proposed development showing:
 - 1. General site location of the proposed development.
 - 2. Major existing physical and natural features such as watercourses, rock outcropping, wetlands, wooded areas, etc.
- E. Location of the existing utilities and drainage ways.
- F. Location and names of public streets, parks, and railroad and utility rights-of-way within or adjacent to the proposed development.
- G. General location and dimensions of proposed streets, driveways, sidewalks, pedestrian ways, trails, off-street parking and loading areas. The site plan drawing will be drawn to scale or dimensioned.
- H. General location and approximate dimensions of proposed structures. The site plan drawing will be drawn to scale and dimensioned.
- I. Major proposed change of land forms such as new lakes, terracing and excavating.
- J. Approximate existing and proposed contours and drainage patterns, showing at least five (5) foot contour intervals.
- K. Sketch (es) showing the scale, character and relationship of buildings, streets and open space.
- L. Approximate location and type of proposed drainage, water and sewerage facilities.
- M. Legal description of property.
- N. A general narrative, physical description of the site, including its dominant characteristics, its vegetative character, its present use and other relevant information.
- O. The Fire Chief shall be notified to attend the Site Plan Review meeting in order to render expertise, comments, and opinions to the members or the Zoning & Planning Commission regarding the proposed site plan.
- P. Site plans that encompass one or more defined parcels must relate the legal and continued use across parcel boundaries utilizing one of the following methods:
 - 1. Combine the parcels under one legal description.
 - 2. Assign one parcel as a master parcel for the activities and record a restrictive covenant, in favor of the township, for each subordinated parcel as part of the master parcel use as illustrated in the site plan that prohibits the use of said lot for any other purpose, except as part of the use approved for the master parcel, without the permission of the Planning Commission. If the use of the site is discontinued or changed, as approved by the Planning Commission, the encumbering restrictive covenant may be rescinded by the Township Board.

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