

## Item 2 - Proposed Zoning Ordinance Changes to Version 4.3

### Site Plan Review and Approval Standards

#### **SECTION XIV.8 SITE PLAN REVIEW AND APPROVAL STANDARDS**

A site plan shall be submitted to the Zoning Administrator for all uses so specified in this Ordinance, as well as for all those uses requiring four or more parking spaces, or having more than 10,000 square feet of building area and shall include the information required in Section XIV.7 as well as any additional information required in this Ordinance. Each site plan shall be reviewed by the Planning Commission and shall be approved only if it conforms with the applicable provisions of this Ordinance and the standards listed below:

- A. Drainage:** Site plans shall fully conform with the published surface water drainage standards of the County Drain Commission.
- B. Traffic:** Site plans shall fully conform with the driveway and traffic safety standards of the Township, or as may be applicable, the Michigan Department of Transportation and/or the County Road Commission.
- C. Public Safety:** Site plans shall fully conform with the applicable fire safety and emergency vehicle access requirements of the Township Fire Chief and the State Construction Code.
- D. Erosion:** Site plans shall fully conform with the County Soil Erosion and Sedimentation Control Ordinance.
- E. Public Health:** Site plans shall fully conform with the requirements of the Michigan Department of Public Health and the District Health Department with approval authority.
- F. Compliance:** Site plans shall fully conform with all applicable state and federal statutes.
- G. Hazardous Substances Management:** The applicant shall demonstrate that reasonable precautions will be made to prevent hazardous substances, as defined by applicable state and federal regulations, from contaminating the environment including:
  - 1. Sites at which hazardous substances are stored, used or generated shall be designed to prevent spills and discharges to the air, surface of the ground, groundwater, lakes, streams, rivers, or wetlands.
  - 2. Secondary containment for above ground areas where hazardous substances are stored or used shall be provided. Secondary containment shall be sufficient to store the substances for the maximum anticipated period of time necessary for the recovery of any released substances.
  - 3. General purpose floor drains shall only be allowed if they are approved by the responsible agency for connection to a public sewer system, an on-site closed holding tank (not a septic system), or regulated through a State of Michigan groundwater discharge permit.
  - 4. State and federal agency requirements for storage, spill prevention, record keeping, emergency response, transport and disposal of hazardous substances shall be met. No discharges to groundwater, including direct and indirect discharges, shall be allowed without required permits and approvals.
- H. All alterations or changes to the site plan after review and approval of the Planning Commission must be submitted to the Planning Commission with drawings and other information and approved by the Planning Commission before the changes or alterations can be made.**
- I. Professionals and Consultants: The Zoning Administrator or Planning Commission may require the applicant to engage a related professional or consultant to address any issues in the above standards that are beyond their reasonable competence of resolving. The applicant shall be responsible for any fees resulting out of such engagement.**

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