

**VALLEY TOWNSHIP
ALLEGAN COUNTY, MICHIGAN**

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Valley Township Planning Commission will hold a public hearing and regular meeting concerning Special Use Permit, Tuesday, July 28, 2026 at 7:00 p.m. at the Valley Township Hall, 2054 M-40 Hwy, Allegan, Michigan.

Please take further notice that the matters to be considered at the public hearing include the following:

1. Owner S&R Development Group LLC has petitioned for a special use permit for a Private road to serve 16 parcels at 3913 112th Ave. 03-22-035-006-01
2. Any other business that may come before the commission

Written documents may be submitted to the Zoning Administrator at 111 Grand Street, Allegan 49010, mtsallegan@frontier.com up to the date of the hearing and may also be submitted at the hearing.

Anyone interested in reviewing the application may examine a copy at Michigan Township Services 111 Grand Street Allegan MI 49010; call 1-800-626-5964, email mtsallegan@frontier.com during normal business hours.

Necessary and reasonable aids for disabled persons will made available with sufficient notice to the clerk.

Brandee Ellis, Clerk
2054 M-40 Hwy
Allegan MI 49010
269-673-5962
Brandee.ellis@yahoo.com

Memorandum: Valley Township Planning Commission

Date: July 10, 2026

From: Tasha Smalley, *Zoning Administrator*; c/o Brian MacCartny

RE: Special Use Permit - Private Road

Owner: S&R Development Group

Owner Address: 3282 110th Ave, Allegan MI 49010

Applicant: Hunter Jamison

Address: 1297 M-89, Plainwell MI 49080

Subject Property: 3913 112th Ave

Parcel #: 0322-035-006-01

Zoned: R-1

Required 2 acres, 100ft frontage

Lot area: approx 60 acres

Private Road

approx 1550 feet long

Private Road will service 16 parcels

Per Ord No. 210

A. legal description of easement; not provided

B/F. Site plan, construction plan; typical cross section

C. Maintenance agreement; not provided

The items have been requested.

VALLEY TOWNSHIP

2054 North M-40

Allegan, MI 49010

Phone: 269-673-5962 Fax: 269-686-8302

APPLICATION FOR SPECIAL USE PERMIT

Fee for Regular meeting: \$300.00 plus attorney fees

Fee for Special Meeting: \$525.00 plus attorney fees

Note: Request cannot be processed until initial fee is paid.

APPLICATION INFORMATION:

Name: Hunter Jamieson

Phone: 269-686-6980

Address: 1297 M-89 Plainwell MI,
49080

Fax: _____

If applicant's interest is other than Deed holder, does the Deed holder know if the application and consent thereto? Yes X No _____

OWNER INFORMATION: (if different from applicant)

Name: S/R Development Group LLC

Phone: 269-720-1999

Address: 3282 110th ave Allegan MI,
49010

Fax: _____

PROPERTY INFORMATION:

Address/Location: 3913 112th ave Allegan MI, 49010

Parcel Number(s): 22-035-006-01

Property Size: 59.78 Acres

Current Zoning: R-1

DESCRIPTION OF PROPOSED SPECIAL USE REQUEST: Specifically list the reason for the request. List any present buildings or other structure(s) on the property. List, or attach a copy of, any private or deed restrictions to the property. State the present use, and proposed use, of the property. Attach any necessary documents you feel would be helpful with your request.

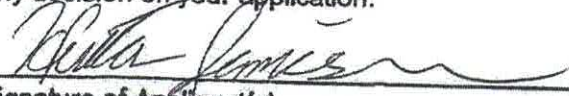
Private road install for future lots.

PROCEDURES FOR SPECIAL USE REQUEST

When an application for Special Use Permit is received, a Public Hearing date is set. Letters are sent out to the applicant and property owners within 300 feet. The Public Hearing notice is published twice in the Allegan News. The first notice is published 20-30 days before the hearing, the second notice no more than 8 days before the public hearing. Within 30 days of the public hearing, the Planning Commission shall review the request and make a determination of the request. Upon approval, or approval with conditions, the Planning Commission can deem the special use request approved or not approved.

DISCLAIMER:

I/We hereby grant permission for members of the Valley Township Board or Valley Township Planning Commission to enter the above described property for the purposes of gathering information related to this application. **Note to applicant(s):** This permission is optional and failure to grant permission will not affect any decision on your application.



Signature of Applicant(s)

Date:

7/1/26

OFFICE USE ONLY

Date Received: _____

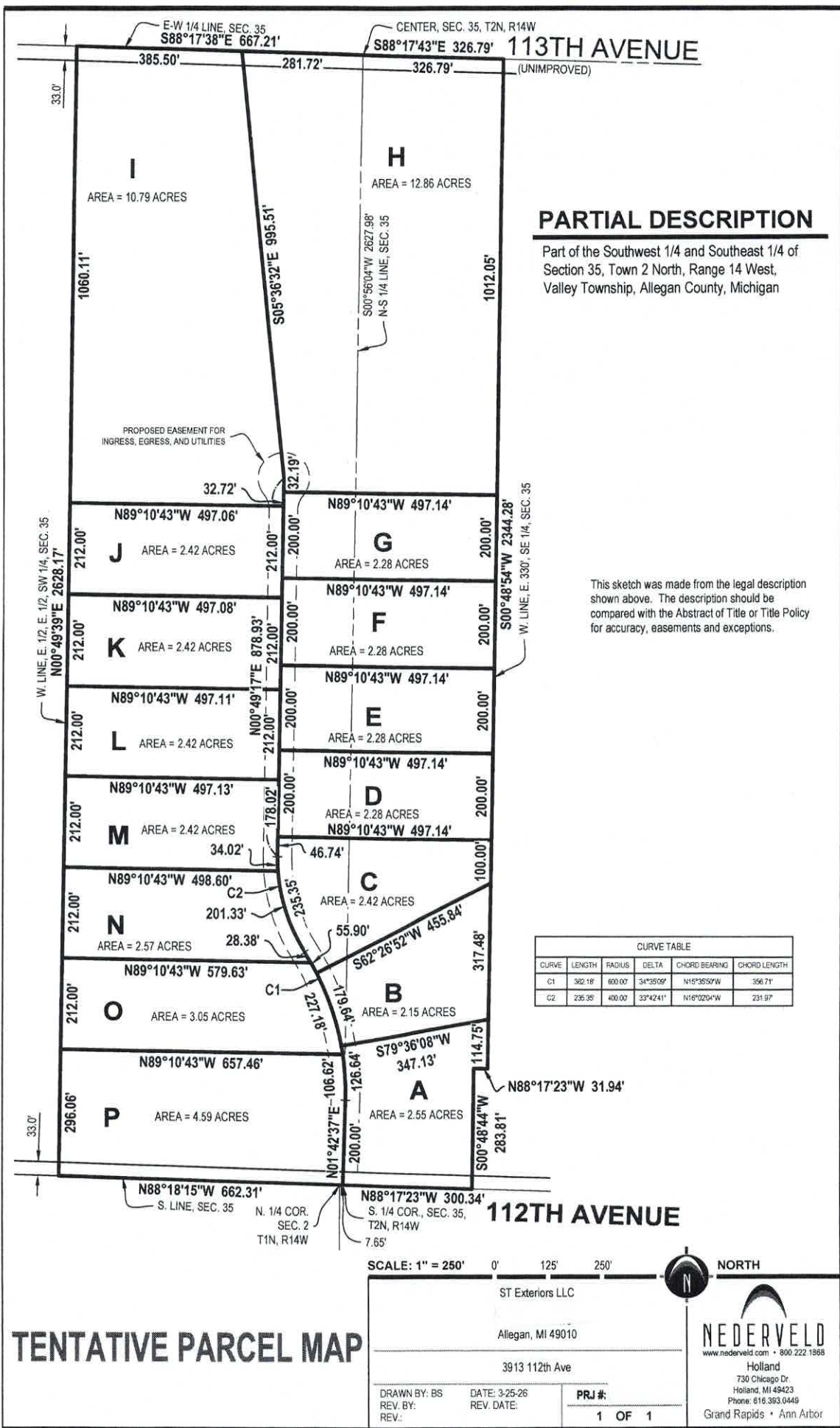
Fee Paid: _____

Materials Received (site plans, legal description, etc.) _____

Fee Due: _____

Application Accepted By: _____

(Please print name and title)



Parcel A: Part of the Southwest 1/4 and Southeast 1/4 of Section 35, Town 2 North, Range 14 West, Valley Township, Allegan County, Michigan, described as: Beginning at the South 1/4 corner of said Section; thence N01°42'37"E 200.00 feet; thence Northwesterly 126.64 feet along a 600.00 foot radius curve to the left, said curve having a central angle of 12°05'37" and a chord bearing N04°21'03"W 126.41 feet; thence N79°36'08"E 347.13 feet; thence S00°48'54"W 114.75 feet along the West line of the East 330 feet of the West 1/2 of the West 1/2 of the Southeast 1/4 of said Section; thence N88°17'23"W 31.94 feet; thence S00°48'44"W 283.81 feet; thence N88°17'23"W 300.34 feet along the South line of said Section to the Point of Beginning. Contains 2.55 acres. Subject to highway right-of-way for 112th Avenue over the Southerly most 33.00 feet hereof. Also, Subject to and together with as easement for ingress, egress and utilities described in Schedule "X". Subject easements, restrictions and rights-of-way of record.

Parcel B: Part of the Southwest 1/4 and Southeast 1/4 of Section 35, Town 2 North, Range 14 West, Valley Township, Allegan County, Michigan, described as: Commencing at the South 1/4 corner of said Section; thence S88°17'23"E 300.34 feet along the South line of said Section; thence N00°48'44"E 283.81 feet; thence S88°17'23"E 31.94 feet; thence N00°48'54"E 114.74 feet along the West line of the East 330 feet of the West 1/2 of the West 1/2 of the Southeast 1/4 of said Section to the Point of Beginning; thence S79°36'08"W 347.13 feet; thence Northwesterly 179.64 feet along a 600.00 foot radius curve the the left, said curve having a central angle of 17°09'16" and a chord bearing N18°58'30"W 178.97 feet; thence N62°26'52"E 455.84 feet; thence S00°48'54"W 317.48 feet along said West line to the Point of Beginning. Contains 2.15 acres. Subject to and together with as easement for ingress, egress and utilities described in Schedule "X". Also, subject easements, restrictions and rights-of-way of record.

Parcel C: Part of the Southwest 1/4 and Southeast 1/4 of Section 35, Town 2 North, Range 14 West, Valley Township, Allegan County, Michigan, described as: Commencing at the South 1/4 corner of said Section; thence S88°17'23"E 300.34 feet along the

South line of said Section; thence N00°48'44"E 283.81 feet; thence S88°17'23"E 31.94 feet; thence N00°48'54"E 432.22 feet along the West line of the East 330 feet of the West 1/2 of the West 1/2 of the Southeast 1/4 of said Section to the Point of Beginning; thence S62°26'52"W 455.84 feet; thence Northwesterly 55.90 feet along a 600.00 foot radius curve to the left, said curve having a central angle of 05°20'16" and a chord bearing N30°13'16"W 55.88 feet; thence continuing Northwesterly 235.35 feet along a 400.00 foot radius curve to the right, said curve having a central angle of 33°42'41" and a chord bearing N16°02'04"W 231.97 feet; thence N00°49'17"E 46.74 feet; thence S89°10'43"E 497.14 feet; thence S00°48'54"W 100.00 feet along said West line to the Point of Beginning. Contains 2.42 acres. Subject to and together with as easement for ingress, egress and utilities described in Schedule "X". Also, subject easements, restrictions and rights-of-way of record.

Parcel D: Part of the Southwest 1/4 and Southeast 1/4 of Section 35, Town 2 North, Range 14 West, Valley Township, Allegan County, Michigan, described as: Commencing at the South 1/4 corner of said Section; thence S88°17'23"E 300.34 feet along the South line of said Section; thence N00°48'44"E 283.81 feet; thence S88°17'23"E 31.94 feet; thence N00°48'54"E 532.22 feet along the West line of the East 330 feet of the West 1/2 of the West 1/2 of the Southeast 1/4 of said Section to the Point of Beginning; thence N89°10'43"W 497.14 feet; thence N00°49'17"E 200.00 feet; thence S89°10'43"E 497.12 feet; thence S00°48'54"W 200.00 feet along said West line to the Point of Beginning. Contains 2.28 acres. Subject to and together with as easement for ingress, egress and utilities described in Schedule "X". Also, subject easements, restrictions and rights-of-way of record.

Parcel E: Part of the Southwest 1/4 and Southeast 1/4 of Section 35, Town 2 North, Range 14 West, Valley Township, Allegan County, Michigan, described as: Commencing at the South 1/4 corner of said Section; thence S88°17'23"E 300.34 feet along the South line of said Section; thence N00°48'44"E 283.81 feet; thence S88°17'23"E 31.94 feet; thence N00°48'54"E 732.22 feet along the West line of the East 330 feet of the West 1/2 of the West 1/2 of the Southeast 1/4 of said Section to the Point of Beginning; thence N89°10'43"W 497.12 feet; thence N00°49'17"E 200.00 feet; thence S89°10'43"E 497.10 feet;

thence S00°48'54"W 200.00 feet along said West line to the Point of Beginning. Contains 2.28 acres. Subject to and together with as easement for ingress, egress and utilities described in Schedule "X". Also, subject easements, restrictions and rights-of-way of record.

Parcel F: Part of the Southwest 1/4 and Southeast 1/4 of Section 35, Town 2 North, Range 14 West, Valley Township, Allegan County, Michigan, described as: Commencing at the South 1/4 corner of said Section; thence S88°17'23"E 300.34 feet along the South line of said Section; thence N00°48'44"E 283.81 feet; thence S88°17'23"E 31.94 feet; thence N00°48'54"E 932.22 feet along the West line of the East 330 feet of the West 1/2 of the West 1/2 of the Southeast 1/4 of said Section to the Point of Beginning; thence N89°10'43"W 497.10 feet; thence N00°49'17"E 200.00 feet; thence S89°10'43"E 497.08 feet; thence S00°48'54"W 200.00 feet along said West line to the Point of Beginning. Contains 2.28 acres. Subject to and together with as easement for ingress, egress and utilities described in Schedule "X". Also, subject easements, restrictions and rights-of-way of record.

Parcel G: Part of the Southwest 1/4 and Southeast 1/4 of Section 35, Town 2 North, Range 14 West, Valley Township, Allegan County, Michigan, described as: Commencing at the South 1/4 corner of said Section; thence S88°17'23"E 300.34 feet along the South line of said Section; thence N00°48'44"E 283.81 feet; thence S88°17'23"E 31.94 feet; thence N00°48'54"E 1132.22 feet along the West line of the East 330 feet of the West 1/2 of the West 1/2 of the Southeast 1/4 of said Section to the Point of Beginning; thence N89°10'43"W 497.08 feet; thence N00°49'17"E 200.00 feet; thence S89°10'43"E 497.06 feet; thence S00°48'54"W 200.00 feet along said West line to the Point of Beginning. Contains 2.28 acres. Subject to and together with as easement for ingress, egress and utilities described in Schedule "X". Also, subject easements, restrictions and rights-of-way of record.

Parcel H: Part of the Southwest 1/4 and Southeast 1/4 of Section 35, Town 2 North, Range 14 West, Valley Township, Allegan County, Michigan, described as: Commencing at the South 1/4 corner of said Section; thence S88°17'23"E 300.34 feet along the South line of said Section; thence N00°48'44"E 283.81 feet;

thence S88°17'23"E 31.94 feet; thence N00°48'54"E 1332.22 feet along the West line of the East 330 feet of the West 1/2 of the West 1/2 of the Southeast 1/4 of said Section to the Point of Beginning; thence N89°10'43"W 497.14 feet; thence N00°49'17"E 32.19 feet; thence N05°36'32"W 995.51 feet; thence S88°17'38"E 281.72 feet along the East-West 1/4 line to the Center of said Section; thence S88°17'43"E 326.79 feet along said 1/4 line; thence S00°48'54"W 1012.05 feet along said West line to the Point of Beginning. Contains 12.86 acres. Subject to and together with as easement for ingress, egress and utilities described in Schedule "X". Also, subject easements, restrictions and rights-of-way of record.

Parcel I: Part of the Southwest 1/4 of Section 35, Town 2 North, Range 14 West, Valley Township, Allegan County, Michigan, described as: Commencing at the South 1/4 corner of said Section; thence N88°18'15"W 662.31 feet along the South line of said Section; thence N00°49'39"E 1568.06 feet along the West line of the East 1/2 of the East 1/2 of the Southwest 1/4 of said Section to the Point of Beginning; thence continuing N00°49'39"E 1060.11 feet along said West line; thence S88°17'38"E 385.50 feet along the East-West 1/4 line of said Section; thence S05°36'32"E 995.51 feet; thence S00°49'17"W 64.91 feet; thence N89°10'43"W 497.06 feet to the Point of Beginning. Contains 10.79 acres. Subject to and together with as easement for ingress, egress and utilities described in Schedule "X". Also, subject easements, restrictions and rights-of-way of record.

Parcel J: Part of the Southwest 1/4 of Section 35, Town 2 North, Range 14 West, Valley Township, Allegan County, Michigan, described as: Commencing at the South 1/4 corner of said Section; thence N88°18'15"W 662.31 feet along the South line of said Section; thence N00°49'39"E 1356.06 feet along the West line of the East 1/2 of the East 1/2 of the Southwest 1/4 of said Section to the Point of Beginning; thence continuing N00°49'39"E 212.00 feet along said West line; thence S89°10'43"E 497.06 feet; thence S00°49'17"W 212.00 feet; thence N89°10'43"W 497.08 feet to the Point of Beginning. Contains 2.42 acres. Subject to and together with as easement for ingress, egress and utilities described in Schedule "X". Also, subject easements, restrictions and rights-of-way of record.

Parcel K: Part of the Southwest 1/4 of Section 35, Town 2 North, Range 14 West, Valley Township, Allegan County, Michigan, described as: Commencing at the South 1/4 corner of said Section; thence N88°18'15"W 662.31 feet along the South line of said Section; thence N00°49'39"E 1144.06 feet along the West line of the East 1/2 of the East 1/2 of the Southwest 1/4 of said Section to the Point of Beginning; thence continuing N00°49'39"E 212.00 feet along said West line; thence S89°10'43"E 497.08 feet; thence S00°49'17"W 212.00 feet; thence N89°10'43"W 497.11 feet to the Point of Beginning. Contains 2.42 acres. Subject to and together with as easement for ingress, egress and utilities described in Schedule "X". Also, subject easements, restrictions and rights-of-way of record.

Parcel L: Part of the Southwest 1/4 of Section 35, Town 2 North, Range 14 West, Valley Township, Allegan County, Michigan, described as: Commencing at the South 1/4 corner of said Section; thence N88°18'15"W 662.31 feet along the South line of said Section; thence N00°49'39"E 932.06 feet along the West line of the East 1/2 of the East 1/2 of the Southwest 1/4 of said Section to the Point of Beginning; thence continuing N00°49'39"E 212.00 feet along said West line; thence S89°10'43"E 497.11 feet; thence S00°49'17"W 212.00 feet; thence N89°10'43"W 497.13 feet to the Point of Beginning. Contains 2.42 acres. Subject to and together with as easement for ingress, egress and utilities described in Schedule "X". Also, subject easements, restrictions and rights-of-way of record.

Parcel M: Part of the Southwest 1/4 of Section 35, Town 2 North, Range 14 West, Valley Township, Allegan County, Michigan, described as: Commencing at the South 1/4 corner of said Section; thence N88°18'15"W 662.31 feet along the South line of said Section; thence N00°49'39"E 720.06 feet along the West line of the East 1/2 of the East 1/2 of the Southwest 1/4 of said Section to the Point of Beginning; thence continuing N00°49'39"E 212.00 feet along said West line; thence S89°10'43"E 497.13 feet; thence S00°49'17"W 178.02 feet; thence Southeasterly 34.02 feet along a 400.00 foot radius to the left, said curve having a central angle of 04°52'22" and a chord bearing S01°36'54"E 34.01 feet; thence N89°10'43"W 498.60 feet to the Point of Beginning. Contains 2.42 acres. Subject to and together with as easement for ingress, egress and utilities described in Schedule "X". Also, subject easements, restrictions and rights-of-way of record.

Parcel N: Part of the Southwest 1/4 of Section 35, Town 2 North, Range 14 West, Valley Township, Allegan County, Michigan, described as: Commencing at the South 1/4 corner of said Section; thence N88°18'15"W 662.31 feet along the South line of said Section; thence N00°49'39"E 508.06 feet along the West line of the East 1/2 of the East 1/2 of the Southwest 1/4 of said Section to the Point of Beginning; thence continuing N00°49'39"E 212.00 feet along said West line; thence S89°10'43"E 498.60 feet; thence Southeasterly 201.33 feet along a 400.00 foot radius curve to the left, said curve having a central angle of 28°50'19" and a chord bearing S18°28'15"E 199.21 feet; thence continuing Southeasterly 28.38 feet along a 600.00 foot radius curve to the left, said curve having a central angle of 02°42'37" and a chord bearing S31°32'06"E 28.38 feet; thence N89°10'43"W 579.63 feet to the Point of Beginning. Contains 2.57 acres. Subject to and together with as easement for ingress, egress and utilities described in Schedule "X". Also, subject easements, restrictions and rights-of-way of record.

Parcel O: Part of the Southwest 1/4 of Section 35, Town 2 North, Range 14 West, Valley Township, Allegan County, Michigan, described as: Commencing at the South 1/4 corner of said Section; thence N88°18'15"W 662.31 feet along the South line of said Section; thence N00°49'39"E 296.06 feet along the West line of the East 1/2 of the East 1/2 of the Southwest 1/4 of said Section to the Point of Beginning; thence continuing N00°49'39"E 212.00 feet along said West line; thence S89°10'43"E 579.63 feet; thence Southeasterly 227.18 feet along a 600.00 foot radius curve to the right, said curve having a central angle of 21°41'39" and a chord bearing S19°19'57"E 225.83 feet; thence N89°10'43"W 657.46 feet to the Point of Beginning. Contains 3.05 acres. Subject to and together with as easement for ingress, egress and utilities described in Schedule "X". Also, subject easements, restrictions and rights-of-way of record.

Parcel P: Part of the Southwest 1/4 and Southeast 1/4 of Section 35, Town 2 North, Range 14 West, Valley Township, Allegan County, Michigan, described as: Beginning at the South 1/4 corner of said Section; thence N88°18'15"W 662.31 feet along the South line of said Section; thence N00°49'39"E 296.06 feet along the West line of the East 1/2 of the East 1/2 of the

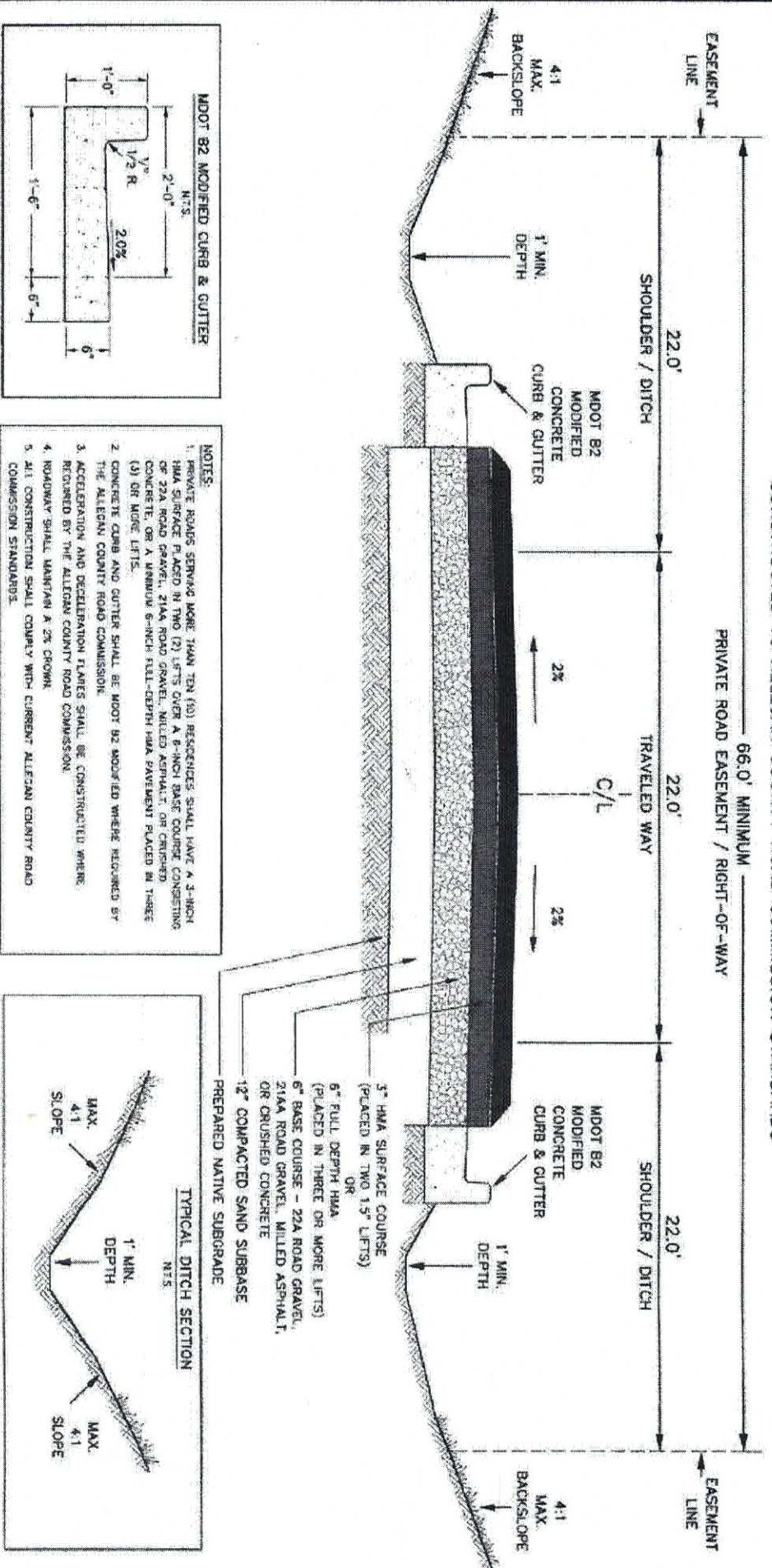
Southwest 1/4 of said Section; thence S89°10'43"E 657.46 feet; thence Southerly 106.62 feet along a 600.00 foot radius curve to the right, said curve having a central angle of 10°10'53" and a chord bearing S03°23'41"E 106.48 feet; thence S01°42'37"W 200.00 feet to the Point of Beginning. Contains 4.59 acres.

Subject to highway right-of-way for 112th Avenue over the Southerly most 33.00 feet thereof. Also, Subject to and together with as easement for ingress, egress and utilities described in Schedule "X". Subject easements, restrictions and rights-of-way of record.

PRIVATE ROAD - TYPICAL CROSS SECTION

VALLEY TOWNSHIP, ALLEGAN COUNTY, MICHIGAN

APPLIES TO PRIVATE ROADS SERVING MORE THAN TEN (10) RESIDENCES
CONSTRUCTED TO ALLEGAN COUNTY ROAD COMMISSION STANDARDS



**VALLEY TOWNSHIP
ALLEGAN COUNTY, MICHIGAN**

**ACCESS EASEMENT, PRIVATE ROADS/STREETS
AND PRIVATE DRIVEWAYS**

ORDINANCE NO: 210

ADOPTED: May 10, 1999

EFFECTIVE: May 28, 1999

THE TOWNSHIP OF VALLEY ORDAINS:

In any residential district, every use, building or structure established after the effective date of this ordinance shall be on a parcel which adjoins a public street or an access easement of record to a public street. Such street right-of-way, private easement, private road/street or private driveway that serves more two lots or dwellings shall be at least 66 feet wide with a roadbed of at least 16 feet and be accessible by emergency equipment. Access easements of record or private roads/streets and driveways that serve two lots or two dwelling units shall be constructed according to the following procedures and conditions:

A. The owner(s) or title holder(s) of the property over which such private road/street or driveway shall be constructed, shall be required to record an easement of a width not less than 66 feet for street and utility purposes, dedicating the use of the same for ingress and egress purposes from a public street for the benefit of the owner and users of the property or properties.

B. Private roads/streets and private driveways serving residents shall be constructed of at least a 12 inch sand subbase and 6 inches of compacted road gravel, a width of 22 feet, and a center street crown with a two percent slope to adjacent drainage ditches. Ditches shall have a minimum depth of one foot with side slopes not to exceed 1:4.

C. A street maintenance agreement, easement agreement, and deed restrictions shall be recorded in the County Register of Deeds office for Allegan County, Michigan providing for the perpetual private (non-public) maintenance of such roads/streets, driveways and/or easements to a necessary and reasonable standard to serve the several interests involved. The following shall be included:

1. Financing improvement and/or street maintenance: a method of initiating and financing such a road/street or driveway and/or easements to keep the road in a reasonably good and usable condition.

2. Method of apportioning costs: a workable method of apportioning the cost of maintenance and improvements.

**VALLEY TOWNSHIP
ALLEGAN COUNTY, MICHIGAN**

3. *Failure to make necessary repairs: the foregoing easement agreement shall include a notice and consent agreement that if repairs and maintenance are not made, the Township Board may assess the owners of parcels fronting and bordering the private road/street or driveway in a reasonable proportionate manner without the necessity of any additional petition for such improvements from the benefited property owners and following such assessment, make the necessary repairs and improvements in accordance with Paragraph B above.*
4. *Non-interference provision: a provision that the owner(s) of any and all of the property using the road shall refrain from prohibiting, restricting, limiting or in any manner interfering with normal ingress and egress and use by any of the other owners. Normal ingress and egress and use shall include use by family, guests, invitees, tradesmen and others bound to or returning from any of the properties having a right to use the road/street or driveway.*
- D. *All lots served by a private road/street or private driveway must meet the zoning ordinance district requirements in which they exist.*
- E. *The private road/street or private driveway shall have a name and street sign consistent with the Allegan County Road Commission standards. A location map of the street/road and street/road name shall be submitted to any fire departments serving Valley Township, Allegan County Sheriff's Department and any emergency service organization serving Valley Township.*
- F. *Prior to the commencement of any such private road/street or private driveway development, the developer shall submit to the Township Planning Commission in writing an application for a special use permit and all required documents including construction plans showing the location of the private road/street or private driveway with respect to nearby public roads, and the parcels proposed to be served by such a private road/street or private driveway for the Planning Commission's review and recommendation to the Township Board with respect to granting or denying the special use permit. The Planning Commission shall conduct a public hearing in accordance with the special use procedure set forth elsewhere in this ordinance and shall make a recommendation to the Township Board to either approve or deny said private road/street or private driveway special use permit. In making the final decision, the Township Board may deny, approve, or approve with additional or substitute conditions the request for a private road/street or private driveway special use permit.*
- G. *The Township Board shall have the final decision regarding applications for a private road/street or private driveway.*
- H. *A private road/street or private driveway which serves more than two dwelling units or two lots, or more than one commercial or industrial activity shall be constructed to the standards of the Allegan County Road Commission exclusive of the requirements for blacktop or other final finishing.*

Master Deed and Contractible Condominium. The Ordinance further amends the term "lot" to be "lot, parcel or building site". These changes will be made in Chapter V, Sections 5.02d and 5.04; Chapter VI, Section 6.04; Chapter VII, Section 7.04; Chapter VIII, Section 8.05; Chapter X, Section 10.04; and Chapter XI, Sections 11.05, 11.10, 11.11.

ORDINANCE NO. 210

ACCESS, EASEMENT, PRIVATE ROADS/STREETS AND PRIVATE DRIVEWAYS

The Township Zoning Ordinance is amended by the addition of the Access, Easement, Private Roads/Streets and Private Driveways.

Section 1. Requires that an registered easement be not less than 66' for street and utility purposes and requires at least a 12 inch sand subbase and 6 inches of compacted road gravel width 22' to be constructed. A street maintenance agreement must be recorded with the Register of Deeds office and each road, street or private driveway must have the name on a street sign. An application for a Special Use permit must be submitted to the Township Planning Commission. Any private road, street or driveway, which serves more than two dwellings or two lots, or more than one commercial or industrial activity, must be constructed to County Road standards.

ORDINANCE NO. 211

SITE PLAN REVIEW ORDINANCE

The Township Zoning Ordinance is amended by the addition of the Site Plan Review provisions.

Section I - Purpose. States that the purpose of site plan review is to insure the proper development of the Township.

Section II - Circumstances Requiring Site Plan. Provides that all uses must be approved by the Township Planning Commission including PUDs and Site Condominium Developments.

Section III - Site Plan Data Required. Sets out 14 standards which are required for approval of the site plan.

Section IV - Submittal and Approval. Sets forth what is required to be submitted by the applicant to the Zoning Administrator with copies to the Planning Commission, and establishes certain standards for approval.

Section V - Fees. This Section requires a minimum security deposit of \$500.

Section VI - Revocation. Provides that if the Zoning Administrator finds that the conditions and stipulations are not being complied with, Notice can be given of intent to revoke the approval.