

ARTICLE 14

SITE PLAN REVIEW

14.1 AUTHORITY

An application for approval of a site plan may be denied, approved, or approved with conditions, in accordance with the provisions set forth in this Article.

14.2 REQUIREMENT

A site plan shall be submitted with all applications for a Land Use Permit, a Special Use Permit, a Planned Unit Development, a Planned Residential Development, and for Condominium Projects. An appeal to the Board of Appeals shall also include a site plan prepared according to the specifications of this Article.

14.3 PERMITS

No Land Use or Special Use Permit or Michigan Construction Code building permit, issued pursuant to the State Construction Code Act, shall be issued or otherwise authorized until after any required site plan has been approved, any conditions have been fulfilled, and any security requirement has been complied with.

14.4 OPTIONAL SKETCH PLAN REVIEW

Prior to submitting an application for a permit or site plan approval, an applicant may choose to submit a site plan sketch for review by the Zoning Administrator, the Township's Planning Consultant, and/or the Planning Commission. The sketch plan shall be superimposed on an air photo of the parcel or shall be a scaled drawing of the parcel showing the location of each existing and proposed parcel, property line, structure, improvement, street, sidewalk, easement, and drainage system. The review shall be informal and advisory only, and shall not constitute approval, authorization or granting any type of permit. The review shall be done without cost to the applicant, but must be scheduled as an item of business on the Planning Commission's agenda if the site plan sketch is to be reviewed by the Planning Commission.

14.5 TYPES OF SITE PLANS

There shall be three types of site plans required, depending on the complexity of the land use(s) proposed in the application:

- a) Basic Site Plan required for a completed application for:
 1. construction of a dwelling or duplex
 2. addition to or alteration of a dwelling or duplex
 3. construction of any accessory structure