

- F. The decision of either the Zoning Administrator or the Planning Commission shall be incorporated in a written statement containing, at a minimum, the following:
1. The conclusions that specify the basis for the decision;
 2. The conclusions that specify the basis for any conditions imposed;
 3. The decision;
 4. The conditions of approval, if applicable.

14.8.9 Conditions

Site plan approval may be granted with conditions, limitations, or additional requirements imposed by the Planning Commission. Any conditions, limitations or requirements upon which approval is based shall be:

- a) Reasonable and designed to protect natural resources and/or the health, safety and welfare of the public;
- b) Relevant to the social and economic well-being of the owners and occupants of the parcel in question, of adjacent parcels, and the community as a whole;
- c) A valid exercise of the Township police power;
- d) Related to the purposes which are affected by the proposed use or activity;
- e) Consistent with the intent and purpose of this Ordinance, generally, and specifically for the Zoning District where such use is to be permitted;
- f) Designed to insure compatibility with adjacent uses of land and the natural environment;
- g) Designed to insure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by such use.

14.8.10 File Copies

At least two (2) copies of the site plan, all accompanying documents, record of approval, and list of conditions shall be kept by the Township for its record.

14.9 GENERAL REQUIREMENTS AND STANDARDS

The Planning Commission shall make a finding that the following general standards are met prior to approving a site plan:

- a) All required site plan and application information has been provided as specified in this Article.
- b) All required permits and approvals from outside agencies have been secured, or have been made a condition of site plan approval.
- c) Adequate essential facilities and services, including highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, and schools, are available.
- d) All applicable standards of agencies including, but not limited to, the Fire Department, Michigan Department of Transportation, County Road