

ARTICLE 13 CONDOMINIUM DEVELOPMENT

13.1 LEGAL AUTHORITY

These Regulations are enacted by the authority of the Michigan Condominium Act, the Michigan Zoning Enabling Act, and this Ordinance, as amended, whereby all developments utilizing any form of condominium subdivision of land shall be reviewed and approved or disapproved by the Planning Commission.

13.2 PROCEDURE

Prior to recording of the master deed, required by Section 72 of the Condominium Act, the condominium development shall undergo site plan review and approval by the Planning Commission in accordance with Article 14 of this Ordinance. Approval under this Ordinance shall be required as a condition to the right to construct, expand or convert a condominium project in the Township.

13.3 CONSULTATION

In determining whether to approve a condominium development plan, the Planning Commission shall consult with the Zoning Administrator, the Township Planning Consultant and the Township Attorney regarding the adequacy of the master deed, deed restrictions, utility systems and streets, subdivision layout and design, and compliance with all requirements of the Condominium Act.

13.4 GENERAL REQUIREMENTS

13.4.1 Compliance with Federal, State and Local Laws

All condominium projects shall comply with all applicable Federal, State and local laws and ordinances.

13.4.2 Required Content

All condominium development plans shall include the information required by Section 66 of the Condominium Act and the following:

- a) a survey plan of the condominium development
- b) a flood plain plan, when appropriate
- c) a detailed site plan showing the location, size, shape, area and width of all condominium units
- d) a utility plan showing all sanitary sewer, water, and storm sewer lines and easements for the installation, repair and maintenance of all utilities
- e) a street construction and maintenance plan for all private streets within the proposed condominium subdivision