

# ORDINANCE NO 2017-3

## AN ORDINANCE CHANGING SECTION 5.6 SITE PLAN REVIEW AND APPROVAL

**WHEREAS**, the Township of Somerset desires to make changes to Section 5.6, SITE PLAN REVIEW AND APPROVAL to no longer require property owners to seek approval from the planning commission for review of site plans. To also grant administrative review and authority to the Zoning Administrator to approve site plans.

**NOW, THEREFORE, BE IT ORDAINED**, by the Board of Trustees of the Somerset Township County of Hillsdale, State of Michigan, as follows:

**SECTION ONE. SECTION 5.6 – Site Plan Review and Approval** of Somerset Township is hereby changed and shall now read as follows:

### 5.6 – Site Plan Review and Approval

It is recognized by this Ordinance that there is a value to the public in establishing safe and convenient traffic movement to higher density sites, both within the site and in relation to access streets; that there is value in encouraging a harmonious relationship of buildings and uses both within a site and in relation to adjacent uses; further that there are benefits to the public in conserving natural resources. Toward this end, this Ordinance requires a site plan review by the ~~Planning Commission~~ Zoning Administrator for certain uses, buildings and structure that can be expected to have a significant impact on natural resources, traffic patterns, and in adjacent land usage.

**SECTION TWO. SECTION 5.6.1 – Buildings, Structures and Uses Requiring Site Plan** of Somerset Township is hereby changed and shall now read as follows:

### 5.6.1 Buildings, Structures and Uses Requiring Site Plan

The zoning inspector shall not issue a zoning compliance permit for the construction of buildings and structures identified in this section unless a detailed site plan has been reviewed by the ~~Planning Commission~~ Zoning Administrator and the Township of Somerset Board.

- a. Multiple family developments
- b. Mobile home park
- c. All uses requiring a conditional use plan
- d. All commercial uses
- e. All industrial uses
- f. Site condominium developments

- g. Subdivision plats
- h. Commercially operated ORV park/trails
- i. Any development in a commercial or industrial district

**SECTION THREE. SECTION 5.6.2 – Application and Fee for site Plan Review**  
of Somerset Township is hereby changed and shall now read as follows:

**5.6.2 Application and Fee for Site Plan Review**

Any person may file a request for a site plan review to the ~~Planning Commission~~ **Zoning Administrator** by filing with the Clerk the completed application upon the forms furnished by the Clerk and payment of a fee established by resolution of the Township of Somerset Board. As an integral part of said application, the applicant shall file at least four (4) copies of a site plan.

**SECTION FOUR. SECTION 5.6.3 – Planning Commission Review of Site Plan**  
of Somerset Township is hereby changed and shall now read as follows:

**5.6.3 ~~Planning Commission~~ **Zoning Administrator** Review of Site Plan**

Upon receipt of such application from the Clerk, the ~~Planning Commission~~ **Zoning Administrator** shall undertake a study of the same and shall, within thirty (30) days, approve or disapprove of the site plan, advising the applicant in writing of the recommendation, including any changes or modifications in the proposed site plan as are needed to achieve conformity to the standards specified in this Ordinance.

**SECTION FIVE. SECTION 5.6.4 – Required Data for Detailed Site Plan**  
of Somerset Township is hereby changed and shall now read as follows:

**5.6.4 Required Data for Detailed Site Plan**

Every site plan submitted to the ~~Planning Commission~~ **Zoning Administrator** shall be in accordance with the following requirements:

- a. The site plan shall be of a scale not to be greater than one (1) inch equals twenty (20) feet not less and one (1) inch equals two hundred (200) feet and of such accuracy that the ~~Planning Commission~~ **Zoning Administrator** can readily interpret the site plan, and shall include more than one (1) drawing were required for clarity.
- b. The property shall be identified by lot lines and location, including dimensions, angles and size, and correlate with the legal description of said property. Such plan shall further include the name and address of the property owner, developer, and designer.

- c. The site plan shall show the scale; north point; boundary dimensions; topography (at least two (2) foot contour intervals); and natural features, such as, woods, lots, streams, rivers, lake drains, and similar features.
- d. The site plan shall show existing man-made features such as buildings, structures; high tension towers, pipe lines; and existing utilities, such as water and sewer lines, excavation, bridges, culverts, drains, and easements, and shall identify adjacent properties and their existing uses.
- e. The site plan shall show the location, proposed finished floor and grade line elevations, size of proposed principal and accessory buildings, their relation one to another and to any existing structure on the site, the height of all buildings, and square footage of floor space. Site plans for residential development shall include a dwelling schedule showing the unit type and number of each unit type.
- f. The site plan shall show the proposed streets, driveways, sidewalks, and other vehicular and pedestrian circulation features within and adjacent to the site; also, the location, size and number of parking spaces in the off-street parking area, and the identification of service lanes and service parking.
- g. The site plan shall show the proposed location, use, and size of open spaces; and the location of any landscaping, fences, or walls on the site. Any proposed alterations to the topography and other natural features shall be indicated. The site plan shall further show any proposed location of connections to existing utilities and proposed extensions thereof.
- h. A vicinity map shall be submitted showing the location of the site in relation to the surrounding street system.

**SECTION SIX. SECTION 5.6.5 – Standards for Site Plan Review**

of Somerset Township is hereby changed and shall now read as follows:

**5.6.5 Standards for Site Plan Review**

In reviewing the site plan, the ~~Planning Commission~~ **Zoning Administrator** shall ascertain whether the proposed site plan is consistent with all regulations of this Ordinance. Further, in consideration of each site plan, the ~~Planning Commission~~ **Zoning Administrator** shall find that provisions of subsection 5.6.3 and 5.6.4 of this Ordinance as well as the provisions of the zoning district in which said buildings, structures and uses as indicated in the proposed site plan have been satisfactorily demonstrated and met by the applicant.

**SECTION SEVEN. SECTION 5.6.6 – Township of Somerset Board Approval of Site Plan**

of Somerset Township is hereby changed and shall now read as follows:

**5.6.6 Township of Somerset Board Approval of Site Plan**

Upon the ~~Planning Commission~~ Zoning Administrator recommended approval of a site plan and the Township of Somerset Board approval of the site plan, the clerk shall, within ten (10) days transmit to the zoning administrator one (1) copy with the Clerk's certificate affixed thereto; certifying that the approved site plan conforms to the provisions of this Ordinance as determined. If the site plan is disapproved by the ~~Planning Commission~~ Zoning Administrator or the Township of Somerset Board, notification of such disapproval shall be given to the applicant within ten (10) days after such action. The zoning administrator shall not issue a zoning compliance permit until he has received a certified approval site plan.

**SECTION EIGHT.** All Ordinances of Somerset Township which are inconsistent with the provisions of this Ordinance are hereby repealed as to the extent of such inconsistency.

**SECTION NINE.** If any section, subsection, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid by any Court of competent jurisdiction, such decision shall not affect the remaining portion of the Ordinance.

**SECTION TEN.** This Ordinance shall take effect immediately upon final passage, approval and publication as provided by law.

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Michael C. Bohnet, Somerset Township Clerk

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Scott Burns, Somerset Township Supervisor

I, Michael C. Bohnet, Clerk of the Township of Somerset, hereby certify that the foregoing Ordinance was adopted on the 29th day of June, 2017 and published on the 31st day of June, 2017 as provided by law. \_\_\_\_\_