

ARTICLE 7

SITE PLAN REVIEW

Section 7.1. Authority for Site Plan Review. The Lima Township Planning Commission shall have the authority to review and approve or reject preliminary and final site plans as required in this Article.

Section 7.2. Site Plan Review Required. Prior to the issuance of the zoning compliance permit, building permits or commencement of any construction, Site Plan Review and Approval is required in the situations and under the procedures contained in this section. The intent of this section is to provide for consultation and cooperation between the developer and the Township. Through application of these provisions and compliance with the Master Plan of the Township the Township will develop in an orderly fashion consistent with its health, safety and welfare.

Section 7.3. Developments and Uses Requiring Site Plan Review. The construction, alteration, addition, expansion, change or conversion of the following buildings, structures and uses require Site Plan Review and approval:

- A. Mobile Home Parks.
- B. Any principal non-residential structure permitted in residential districts; and any principal structure (except single-family residences and all farm structures) permitted in RC, Recreation-Conservation and AG-1 and AG-2, Agricultural districts.
- C. Any building or additions thereto, in any commercial (GC, HC, VC), office (O, R-O) or industrial (LI) district.
- D. More than one (1) building or structure on a lot or parcel, or combination of lots under single ownership in any of the districts named in C. above.
- F. Any principal use of a lot in any commercial (GC, HC, VC), office (O, R-O), or industrial (LI) district, which does not involve a building, such as, but not limited to outdoor sales, outdoor displays and storage of vehicles, etc.
- G. Public utility buildings and structures, but not including poles and towers, unless specified otherwise herein.
- H. Any parking lot or addition thereto containing five (5) or more parking spaces when not a part of a development, or use, for which site plan review and approval is required elsewhere in this section.

- I. All special land uses unless otherwise specified.
- J. Toxic waste disposal sites.
- K. Multiple family developments under the provisions of the R-2A district.
- L. Other uses as required elsewhere herein.

Section 7.4. Issuance of Zoning Compliance Permit. The Zoning Administrator shall not issue a Zoning Compliance Permit for construction of or addition to, any one (1) of the above listed buildings structures or uses until a final site plan has been approved and is in effect. A use not involving a building or structure, as above listed, shall not be commenced or expanded, nor shall the Zoning Administrator issue a certificate of Zoning Compliance, for such use until a final site plan has been approved and is in effect.

Section 7.5. Commencement of Activity. No grading, removal of trees, or other vegetation, land filling or construction of improvements shall commence for any development which requires site plan approval until a final site plan is approved and is in effect, except as otherwise provided in this Article.

Section 7.6. Preliminary Site Plan Application. Any person with a legal interest in a lot may apply for preliminary site plan approval. All site plans shall be submitted to the Township Clerk and must contain the following to be accepted:

- A. A completed application signed by the owner; if the owner is a corporation, a corporate officer must sign the application; if the owner is a partnership, a general partner must sign the application; if the owner is an individual, each individual owner must sign the application. If the owner(s) is not the applicant, the applicant must provide a statement from the owner that the applicant has permission to proceed.
- B. The application and review fees.
- C. Fourteen (14) copies of the preliminary site plan drawing(s).
- D. All items as required by Section 7.7, Information Required for a Preliminary Site Plan.

7.6.1. Upon receipt of a completed application and site plan by the Township Clerk:

- A. The Zoning Administrator reviews the application for completeness.

- B. After it is determined that the application is complete, the Clerk puts the application on the next Planning Commission meeting agenda and forwards a copy to the Township Planning Consultant for review.
- C. At the discretion of the Planning Commission, the application is forwarded to any other township consultants.

Section 7.7 Information Required for a Preliminary Site Plan.

7.7.1. A Preliminary Site Plan submitted for review and approval shall contain all of the following data prior to its submission to the Planning Commission for review. Site Plans shall consist of an overall plan for the entire development. The site plan shall be of a scale not greater than one (1) inch equals twenty (20) feet, nor less than one (1) inch equals two hundred (200) feet, and of such accuracy that the Planning Commission can readily interpret the plan. Included on the preliminary site plan shall be all dimensions and the following:

- A. Location (vicinity map) and description of site; dimensions and area.
- B. General topography; soil information.
- C. Name, address, and phone number of the property owner; applicant's name, address, and phone number, and interest in property, owner's signed consent for preliminary site plan approval, if the applicant is not the owner.
- D. Name and address of designer. A detailed site plan shall be prepared and sealed by an architect, landscape architect, engineer, or land surveyor, unless waived by the Planning Commission.
- E. Scale, north arrow, dates of plan, dates of revisions.
- F. Proposed buildings/structures: location, outline, general dimensions, distances between, floor area, number of floors, height, floor plans and elevations, number and type of dwelling units (where applicable).
- G. Location and size of open areas, recreation areas.
- H. Proposed streets/drives: general alignment, right-of-way, (where applicable), surface type, and width.
- I. Proposed parking: location and dimension of lots, dimensions of spaces and aisles, angle of spaces, surface type, barrier free spaces and number of spaces.
- J. Existing zoning classification of property; required yards; dwelling unit schedule, density of development, and lot area per dwelling unit for residential projects; lot

coverage (percent) and floor area ratio; location and size of required transition and landscape strips, if applicable.

- K. Proposed grading and drainage patterns; outline of existing building/structures and drives; existing natural and man-made features to be retained or removed.
- L. Adjacent land uses and zoning; location of adjacent buildings; drives/streets.
- M. Location, area of development phases; building program for each phase; projected schedule of development, by phase.
- N. Location and width of easements on site. Indicate the future width of right-of-ways as provided by the Washtenaw County Road Commission.
- O. General description of proposed water, sanitary sewer, and storm water catchment and drainage systems.
- P. All adjacent property owned or controlled by the applicant, or owner of the subject property.

7.7.2 Additional Information Required in the Village Commercial Zoning District. An application for site plan approval for development on property zoned VC requires the following additional information:

- 1. Building elevations including building style, massing, materials, colors, fenestration and rooflines.
- 2. Easements for access to adjacent properties.
- 3. A statement of the proposed design's consistency with the Village Commercial Design Guide Book.

Section 7.8. Standards For Review. In reviewing a preliminary site plan the Planning Commission shall consider the following standards:

- A. That all required information has been provided.
- B. That the proposed development as shown in the preliminary site plan conforms to all regulations of the zoning ordinance for the district(s) in which it is located.
- C. That the applicant may legally apply for the site plan review.
- D. That the movement of the vehicular and pedestrian traffic within the site and in relation to access streets and sidewalks will be safe and convenient.

- E. That the proposed development described by the site plan will be harmonious with, and not harmful, injurious, or objectionable to, existing and future uses in the immediate area.
- F. That natural resources will be preserved to a maximum feasible extent, and that the development as proposed will not cause soil erosion or sedimentation.
- G. That the proposed development is adequately coordinated with improvements serving the subject property and other neighboring or adjacent developments.
- H. That the proposed development respects natural topography to the maximum feasible extent, and minimizes the amount of cutting and filling required.
- I. That organic, wet, or other soils that are not suitable for development, will be undisturbed, or will be modified in an acceptable manner.
- J. That the proposed development properly respects floodways and flood plains on or in the vicinity of the subject property.
- K. That phases of development are in logical sequence so that any phase will not depend upon a subsequent phase for adequate access, public utility services, drainage, or erosion control.

Section 7.9. Planning Commission Action. The Planning Commission shall study the plan and shall, within a reasonable amount of time approve or reject the preliminary site plan. The Planning Commission may require changes in the plan, and may attach conditions to its approval. The Planning Commission shall advise the applicant in writing of its actions on a preliminary site plan.

Section 7.10. Effect of Approval. Approval of a preliminary site plan by the Township Planning Commission shall indicate its acceptance of the general character of the proposed development, and of the proposed layout of buildings, streets, drives, parking areas, and other facilities and areas. The Township Planning Commission may, at its discretion, and with appropriate conditions attached, authorize issuance of permits by the Zoning Administrator and Building Official for grading and foundation work on the basis of an approved preliminary site plan. The conditions to be attached to such permit issued for grading and foundation work shall include, but are not limited to, provisions for control of possible erosion, for exempting the Township from any liability if a final site plan is not approved, and for furnishing a bond for restoration of the site if work does not proceed to completion.

Section 7.11. Expiration of Approval. Approval of a preliminary site plan shall be valid for a period of one hundred eighty (180) days from the date of approval and shall expire and be of no effect unless an application for a final site plan for all or part of the area included in

the approved preliminary site plan is filed with the Township Clerk within that time period. The Planning Commission Secretary, shall, within ten (10) days of the date of approval of the preliminary site plan, transmit a written certification of such approval to the applicant. If a final site plan is submitted for only a part of the area included in the approved preliminary site plan, successive final site plans shall be filed at intervals no longer than two (2) years from the date of approval of the previously approved final site plan. If such period is exceeded, the Township Planning Commission may declare the approved preliminary site plan invalid with respect to the remaining parts of the site. In such case the Township Planning Commission may require a new preliminary site plan be submitted, unless good cause can be shown for the delay.

Upon written application from the original applicant or legal representative, the Township may in its discretion, extend the expiration of approval of a preliminary site plan as provided in this Section by an additional one hundred eighty (180) days for good cause shown, but shall not extend the expiration of approval for more than two (2) extensions. The Planning Commission shall be responsible for approval of extensions of preliminary site plans under this Section, except that the Township Board shall make such determinations with respect to special use site plans. (Amendment: Ordinance 22-N, Adopted 7-22-08; Publication: 8-7-08; Effective: 9-6-08)

Section 7.12. Final Site Plan Application.

7.12.1. Following approval of a preliminary site plan, the applicant shall submit to the Township Clerk the following:

- A. A completed application signed by the owner; if the owner is a corporation, a corporate officer must sign the application; if the owner is a partnership, a general partner must sign the application; if the owner is an individual, each individual owner must sign the application. If the owner(s) is/are not the applicant(s), the applicant(s) must provide a statement from the owner(s) that the applicant(s) has/have permission to proceed.
- B. The application and review fees.
- C. Fourteen (14) copies of the final site plan drawing(s) and other data and exhibits hereinafter required.

7.12.2. Upon receipt of a completed application and site plan, by the Township Clerk:

- A. The Zoning Administrator reviews the application for completeness.
- B. After it is determined that the application is complete, the Clerk puts the application on the next Planning Commission meeting agenda and forwards a copy to the Township Planning Consultant for their review.
- C. At the discretion of the Planning Commission, the application is forwarded to any other townships consultants.

Section 7.13. Information Required for a Final Site Plan.

- 7.13.1. Each final site plan submitted for review shall provide the following information and shall meet the following specifications, where applicable:
- A. The site plan shall be of a scale not greater than one (1) inch equals twenty (20) feet nor less than one (1) inch equals two hundred (200) feet, and of such detail that the Planning Commission can readily interpret the plan. More than one (1) drawing shall be included as part of a final site plan where required by the Planning Commission for clarity.
 - B. Scale, north arrow, name and date of plan; date of any revisions thereto.
 - C. Name, address, and phone number of the property owner and applicant; interest of applicant in property, name, address, and phone number of the developer.
 - D. Name, address, and phone number of the designer. A detailed site plan shall be prepared and sealed by an architect, landscape architect, engineer, or land surveyor, unless waived by the Township Planning Commission.
 - E. A vicinity map; legal description of site; dimensions and lot area. Where a metes and bound description is used, lot line angles or bearings shall be indicated on the plan and the lot line dimensions and angles or bearings shall be based upon a boundary survey prepared by a registered surveyor, and shall correlate with the legal description.
 - F. Existing topography (contour interval of two (2) feet); all existing natural features, including but not limited to trees, wooded areas, streams, marshes, ponds and other wetlands; clear indication of all natural features to remain and to be removed. Groups of trees shall be shown by an approximate outline of the total canopy, individual deciduous trees of six (6) inch diameter or larger and individual evergreen trees six (6) feet in height or higher, not a part of a group of trees, are to be accurately located on the plan. (Subject to Section 6.13, Tree Protection)
 - G. Existing buildings, structures, and other improvements, including drives, utility poles and towers, light fixtures/lighting plan, easements, pipelines, excavations, ditches (elevations and drainage directions), bridges, culverts; clear indication of all improvements to remain and to be removed; deed restrictions, if any.
 - H. Owner, use, and zoning classification of adjacent properties; location and outline of buildings, drives, parking lots, other improvements on adjacent properties.

- I. Name of existing streets, on or adjacent to the property, and associated rights-of-way as designated by Lima Township's adopted right-of-way requirements, surface type and width; spot elevations of street surface, including elevations at intersections with streets and drives of the proposed development.
- J. Zoning classification of the subject property; location of required yards; total site area and floor area; total ground floor area and lot coverage (percent); floor area ratio.
- K. Grading plan, showing finished contours at two (2) foot intervals and correlated with existing contours so as to clearly indicate cut and fill required. All finished contour lines are to be connected to existing contour lines at or before the property lines.
- L. Location and exterior dimensions of all proposed buildings and structures, location to be referenced to property lines or to a common base point; distances between buildings; height in feet, and number of stories; finished floor elevations and contact grade elevations.
- M. Location and alignment of all proposed streets and drives; rights-of-way where applicable; surface type and width, and typical cross section of same showing surface, base, and sub-base materials, dimensions, and slopes; location and typical details of curbing; turning lanes (where applicable) with details; location, width, surface elevations and grades of all entries and exits; curve-radii.
- N. Location and dimensions of proposed parking lots; number of spaces in each lot; barrier free spaces; dimensions of spaces and aisles; drainage pattern of lots; typical cross-section showing surface, base, and sub-base materials; angle of spaces.
- O. Location, width, and surface of proposed sidewalks and pedestrian ways.
- P. Location, use, size and proposed improvements of open spaces and recreation areas; maintenance provisions for such areas.
- Q. Location and type of proposed screens and fences; height, typical elevation and vertical section of screens, showing materials and dimensions. (Subject to Sections 5.17 and 6.2)
- R. Location of proposed outdoor trash container enclosures; size, typical elevation, and vertical section of enclosure, showing materials and dimensions.
- S. Location, type, size, area, height, and sketch of proposed signs.
- T. At the discretion of the Planning Commission, final engineering drawings for all site improvements such as but not limited to, water, sanitary sewer and storm

sewer systems; streets, drives, and parking lots, retention ponds and other ponds or lakes; retaining walls; shall be submitted to and approved by the Engineering Consultant prior to Planning Commission approval of the final site plan. A letter of approval for on-site water and sewer facilities by the Washtenaw County Environmental Health Department shall be submitted prior to Planning Commission approval of the final site plan.

For all existing and proposed features listed above, indicate: Layout, size of lines, inverts, hydrants, drainage flow patterns, location of manholes and catch basins for proposed utilities; location and size of retention ponds and degrees of pond side slope, calculations for sizing of storm drainage facilities; location of electric and telephone poles and wires; location and size of surface mounted equipment for electric and telephone services; location and size of underground tanks where applicable; location and size of outdoor incinerators; location and size of wells, septic tanks, and drain fields, if on-site facilities are to be used.

- U. Landscape plan showing location and size of plant materials.
- V. Description of measures to control soil erosion and sedimentation during grading and construction operations, until a permanent ground cover is established. Recommendations for such measures may be obtained from the County Soil Conservation Service.
- W. Location of proposed retaining walls, and dimensions and materials of same; fill materials; typical vertical sections; restoration of adjacent properties, where applicable.
- X. Location, type, direction, and intensity of outside lighting.
- Y. Right-of-way expansion(s) where applicable; reservation or dedication of right-of-way to be clearly noted, dedication of right-of-way where applicable shall be executed, or provisions made for same, prior to approval of the final site plan by the Planning Commission.
- Z. Construction Schedule.
- AA. All items as required by Section 7. 7.
- BB. Additional Requirements for Residential Developments.
 - 1. Density calculations by type of unit by bedroom counts.
 - 2. A complete schedule of the number, site, lot area per dwelling unit and type of dwelling units.
 - 3. Carport and/or garage locations and details where proposed.

4. Specific amount and location of recreation spaces.
 5. Type of recreation facilities to be provided in recreation space.
 6. Details of Community Building and fencing of swimming pool if proposed.
- CC. Additional Requirements for Commercial and Industrial Developments.
1. Loading/unloading areas.
 2. Total and usable floor area.
 3. Number of employees at peak usage.

Section 7.14. Standards for Review. In reviewing the final site plan, the Planning Commission shall determine whether the plan meets the following specifications and standards.

- A. That the final site plan conforms to the preliminary site plan, as approved.
- B. That all required information is provided.
- C. That the plan complies with all applicable zoning ordinance regulations.
- D. That the plan, including all engineering drawings, meets specifications of the Township for fire and police protection, water supply, sewage disposal, storm drainage, and other public facilities and services.
- E. That the plan meets all specifications of this Article.
- F. That the proposed development will not cause soil erosion or sedimentation problems.
- G. That the drainage plan for the proposed development is adequate to handle anticipated storm water runoff and will not cause undue runoff onto neighboring property or overloading of watercourses in the area.
- H. That the proposed development is coordinated with improvements serving the subject property and with the other developments in the general vicinity.
- I. That outside lighting will not adversely affect adjacent or neighboring properties, or traffic on adjacent streets.

- J. That outdoor storage of garbage and refuse is contained, screened from view, and located so as not to be a nuisance to the subject property or neighboring properties.
- K. That grading or filling will not destroy the character of the property or the surrounding area and will not adversely affect the adjacent or neighboring properties.
- L. That parking layout will not adversely affect the flow of traffic within the site or to and from the adjacent streets.
- M. That the plan meets the standards of other government agencies, where applicable, and that the approval of these agencies has been obtained or is assured.
- N. That the plan provides for the proper expansion of existing public streets serving the site, where applicable.

Section 7.15. Planning Commission Action.

7.15.1. The Planning Commission shall study the final site plan and shall within a reasonable time of the filing date, if the submitted application is complete, approve, conditionally approve, or reject the final site plan. The Commission may specify reasonable conditions, changes, or modifications to the proposed site plan as needed. The Planning Commission shall include in its study of the site plan, at its discretion, consultation with any of the following: the Township Zoning Administrator, the local Fire Chief, the Engineering Consultant and Planning Consultant, and other government officials and departments and public utility companies that might have an interest in or be affected by the proposed development. At the discretion of the Planning Commission, the Engineering Consultant shall approve all engineering drawings and plans, before a final site plan shall be approved.

7.15.2. Upon Planning Commission approval of a final site plan, the applicant and owner(s) of record, or a legal representative thereof, and the Planning Commission Secretary shall each sign five (5) copies of the approved site plan. The Planning Commission Secretary shall transmit two (2) such signed copies of the approved final site plan, and any conditions attached to such approval, to the Zoning Administrator and one (1) signed copy each to the Township Clerk, and to the applicant. The Planning Commission Secretary shall attach a certificate of approval to the copy to be sent to the applicant. One (1) signed copy shall be retained in the Planning Commission's files. If the final site plan is rejected, the Planning Commission shall notify the applicant in writing of such action and reasons therefore, within ten (10) days following such action.

Section 7.16. Effect of Approval. Approval of a final site plan authorizes issuance of a certificate of zoning compliance and issuance of a building permit, provided all other requirements for a building permit have been met. In the case of uses without buildings or structures, approval of a final site plan authorizes issuance of a certificate of zoning compliance and issuance of a certificate of occupancy, provided all other requirements for such certificate have been met.

Section 7.17. Expiration of Approval. The approval of the final site plan shall expire and be of no effect unless a building permit shall have been taken out within one hundred eighty (180) days of the date of approval of the final site plan. Approval of a final site plan shall expire and be of no effect five hundred forty-five (545) days following the date of approval unless construction has begun on the property and is diligently pursued in conformance with the approved final site plan and construction schedule.

Upon written application from the original applicant or legal representative, the Township may, in its discretion, extend the expiration of a final site plan by an additional one hundred eighty (180) days for good cause shown, but shall not extend the expiration of approval for more than two (2) extensions of the final site plan. The Planning Commission shall be responsible for approval of extensions of final site plans under this Section, except that the Township Board shall make such determinations with respect to special use site plans. (Amendment: Ordinance 22-N, Adopted 7-22-08; Publication: 8-7-08; Effective: 9-6-08)

Section 7.18. Combining Preliminary and Final Site Plans. An applicant may, at the applicant's discretion and risk with approval of the Township Planning Commission, combine a preliminary and final site plan in the application for approval. The Township Planning Commission shall have the authority to require submittal of a preliminary site plan separate from a final site plan, where, in its opinion, the complexity and/or size of the proposed development so warrants. A preliminary and final site plan shall not be combined for any development consisting of two (2) or more phases.

Section 7.19. Minor Amendment of Approved Site Plan.

7.19.1. Amendments to an approved Preliminary or Final Site Plan may occur only under the following circumstances:

- A. An applicant or property owner who has been granted approval shall notify the Zoning Administrator of any proposed amendment to such approved site plan.
- B. Minor changes may be approved by the Zoning Administrator upon certification in writing to the Planning Commission that the proposed revision does not alter the basic design, compliance with the standards of Article 7, nor any specified conditions of the plan as agreed upon by the Planning Commission. In considering such a determination, the Zoning Administrator shall consider the following to be a minor change:

1. For residential buildings, the size of structures may be reduced, provided that the overall density of units does not increase.
2. Square footage of non-residential buildings may be increased by up to one thousand (1,000) square feet or twenty (20%) percent of the existing square footage, whichever is less. **(Amended: Board Resolution #2008-05, Published June 19, 2008, Effective July 19, 2008)**
3. Change of building height may be altered by up to five (5%) percent, but in no case exceed height limitations.
4. Movement of a building or buildings by no more than five (5) feet provided required setbacks are met.
5. Designated "Areas not to be disturbed" may be increased.
6. Plantings approved in the Final Site Plan landscape plan may be replaced by similar types and sizes of landscaping which provides a similar screening effect on a one (1) to one (1) or greater basis.
7. Improvements to site access or circulation, such as inclusion of deceleration lanes, boulevards, curbing, pedestrian/bicycle paths, etc.
8. Changes in floor plans, which do not alter the character of the use.
9. Slight modification of sign placement or reduction of size.
10. Relocation of sidewalks and/or refuse storage stations.
11. Internal rearrangement of a parking lot, which does not affect the number of parking spaces or alter access locations or design. This shall assume that all parking regulations are met.
12. Changes required or requested by the Sheriff or local fire department for safety reasons, which do not affect site layout, shall be considered a minor change.
13. The total impervious surface will not increase by more than 3,000 square feet. **(Amended: Board Resolution #2008-05, Published June 19, 2008, Effective July 19, 2008)**
14. A minor building site modification, including non-habitable structures, will not have a significant impact upon adjoining land uses. **(Amended: Board Resolution #2008-05, Published June 19, 2008, Effective July 19, 2008)**

15. Permitted use changed to another permitted use, where the change is *not* considered a Change in Use, as defined herein, and no external changes are made to the site.

7.19.2. Should the Zoning Administrator determine that the requested modification to an approved plan is not minor, the Planning Commission shall be notified in writing that the site plan has been suspended, and, if construction has been initiated, a stop work order shall be issued for the section of the project deemed not to be in compliance. Thereafter, the applicant may revise the final site plan; and submit it to the Zoning Administrator for re-submission to the Planning Commission.

7.19.3. Should the Planning Commission determine that the modifications to the site plan significantly alter the intent of the site plan, a new submittal shall be required in accordance with final site plan review, Sections 7.12 and 7.13.

7.19.4. Minor changes to a Special Use Permit Site Plan or Planned Unit Development (PUD), may be approved by the Township Board. (Amended: Board Resolution #2008-05, Published June 19, 2008, Effective July 19, 2008) (Amended: Section 7.20 Deleted by resolution #2008-05 of the Township Board, June 9, 2008. Change published June 19, 2008, Effective, July 19, 2008)

Section 7.20. As-Built Drawings.

7.20.1. The applicant shall provide as-built drawings of all sanitary sewer, water, and storm sewer lines or detention and/or retention areas and all appurtenances, which were installed on a site for which a final site plan was approved. The drawings shall be submitted to the building official, and shall be approved by the Engineering Consultant prior to the release of any performance guarantee or part thereof covering such installation.

7.20.2. The as-built drawings shall show, but shall not be limited to, such information as the exact size, type and location of pipes; location and size of manholes and catch basins; location and size of valves, fire hydrants, tees and crosses, depth and slopes of retention basins; and location and type of other utility installations. If required by the Township's Engineering Consultant the drawings shall show plan and profile views of all sanitary and storm sewer lines and plan views of all water lines.

7.20.3. If required by the Township's Engineering Consultant, the as-built drawings shall show all work as actually installed and as field verified by a professional engineer or a representative thereof. The drawings shall be identified as "As-Built Drawings" in the title block of each drawing and shall be signed and dated by the owner of the development or the owner's legal representative and shall bear the seal of a professional engineer.

Section 7.21. Phasing of Development. The applicant may divide the proposed development into two (2) or more phases. In such case, the preliminary site plan shall cover the entire property involved and shall clearly indicate the location, size, and character of each phase. A final site plan shall be submitted for review and approval for each phase.

Section 7.22. Inspection.

7.22.1. The Zoning Administrator and/or Building Official shall be responsible for inspecting all improvements for conformance with the approved final site plan. All sub-grade improvements such as utilities, sub-base installations for drives and parking lots, and similar improvements shall be inspected and approved prior to covering. The applicant shall be responsible for requesting the necessary inspection.

7.22.2. The Zoning Administrator and/or Building Official shall obtain inspection assistance from the local Fire Chief, the Building Official and the Engineering Consultant, where applicable. The Zoning Administrator and/or Building Official shall notify the Planning Commission, in writing, when a development for which a final site plan is approved has passed inspection with respect to the approved final site plan. The Zoning Administrator shall notify the Township Board and the Planning Commission, and the Building Official in writing, of any development for which a final site plan was approved, which does not pass inspection with respect to the approved final site plan, and shall advise the Township Board, Planning Commission, and Building Official of steps taken to achieve compliance. In such case, the Zoning Administrator shall periodically notify the Township Board, Planning Commission and Building Official of progress towards compliance with the approved final site plan and when compliance is achieved.

Section 7.23. Performance Guarantees.

7.23.1. Performance bonds, irrevocable bank letters of credit, certificate of deposit, cash deposits, or other forms of security payable to the Township shall be provided by the applicant to the Township Clerk. The guarantee shall be provided after a final site plan is approved but prior to issuance of a certificate of occupancy for any building covered by the site plan. The guarantee shall cover site improvements shown on the approved final site plan, which will not be completed prior to issuance of the certificate of occupancy. Site improvements shall mean streets and drives, parking lots, sidewalks, grading, required landscaping, required screens, storm drainage, exterior lighting and utilities.

7.23.2. The applicant shall provide a cost estimate of the improvements to be covered by the guarantee and the Township Engineer shall verify such estimate as to amount. The Township Attorney shall approve the form of the guarantee.

7.23.3. If the applicant shall fail to provide any site improvements according to the approved plans within the time period specified in the guarantee, the Township Board shall have the authority to have such work completed. The Township Board may reimburse itself for cost of such work, including administrative costs, by appropriating funds from the deposited security, or may require performance by the bonding company.

7.23.4. If a cash deposit is used, the applicant and Zoning Administrator and/or Building Official shall decide at the time of deposit on the means of rebating portions of the deposit in proportion to the amount of work completed on the covered improvements. All required inspections for improvements for which the cash deposit is to be rebated shall have been made before any rebate shall be made.

7.23.5. The Building Official may refuse to sign a certificate of occupancy in order to achieve compliance with the approved final site plan, and approved engineering plans related thereto. In such cases, a certificate of occupancy shall be signed by the Building Official upon compliance with the approved plans or upon provision of adequate security to guarantee compliance following occupancy.