

Planning Commission
Regular Meeting

April 17, 2024
6:30PM

Big Rapids City Hall
226 N Michigan Ave

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes
 - a. March 20, 2024
5. Public Comment Unrelated to Items on the Agenda
6. Public Hearing
 - a. 120 N DeKraft Ave - Site Plan Review, Mecosta County Road Commission
 - b. 1100 Maple St – Site Plan Review, Pro-Turf
7. General Business
 - a. Update on previously approved projects - None
 - b. City Commission actions related to PC Recommendations – CIP
 - c. Master Plan Update
8. Unscheduled Business
9. Adjourn

CITY OF BIG RAPIDS
PLANNING COMMISSION MINUTES
March 20, 2024
Unapproved

Chair Montgomery called the March 20, 2024, Meeting of the Planning Commission, to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE

PRESENT Sarah Montgomery, Rory Ruddick, Kate McLeod, Tim Vogel and Jacob Buse

EXCUSED None.

ABSENT None.

ALSO PRESENT Michelle Stenger, Community Development Director
Joseph Walker, Planning & Zoning Technician

There was 1 member of the public in attendance.

APPROVAL OF MINUTES

Motion was made by Vogel and seconded by Buse to approve the minutes of the February 28, 2024, regular meeting of the Planning Commission with one correction:

Motion was passed with all in favor.

PUBLIC COMMENT NOT RELATED TO ITEMS ON THE AGENDA

None heard.

PUBLIC HEARINGS

Capital Improvements Program – Review and Recommendation

The public hearing opened at 6:33.

Staff Comments:

Director Stenger gave an overview of the Capital Improvements Program (CIP), its function within the City budgeting process, and how the document is formed. Reiterating that the CIP is not an approval of funds being spent, but simply a priority list to help the City in how it decides to use funds going forward. Stenger also noted the addition of a project to mill and pave a city owned alley, and a change of language within the document for clarification.

Public Comment Related to the Capital Improvements Program: None heard.

Chair Montgomery closed the public comment at 6:40 and the board entered into fact finding. The following discussion was had:

McLeod asked if the costs of labor or maintenance was covered in the CIP.

Stenger clarified it was not, and that the CIP was strictly project based.

Montgomery asked a clarifying question about the bathroom project in Northend Riverside Park, which Stenger answered.

Montgomery asked clarifying questions about the trail project in Clay Cliffs Park, which Stenger answered.

McLeod asked a clarifying question about the water fountain project for Public Safety, which Stenger answered.

Ruddick asked about the replacement of a fire engine. Stenger noted that the funds in the CIP were part of a multiple year effort to save up and put aside funds for the replacement.

Buse noted every year the Fire Department waited the new engine would get more expensive.

McLeod asked a clarifying question about which building needed maintenance regarding cracks. Stenger clarified that the Public Safety building had a large crack which was being monitored for change.

McLeod asked about the lifting station project for the Hills of Mitchell Creek subdivision. Buse contributed that the current station was not sufficient for firefighting efforts, and Stenger noticed residents also had issues with water pressure.

McLeod asked if the funds for lead service line replacement were some of the last required, which Stenger confirmed.

Open discussion was had about the requested Public Safety ATV which was meant as a patrol vehicle for local trails, and what kind of equipment or packages it would be ordered with.

McLeod asked a clarifying question about the requested water main expansion, which Stenger answered.

Vogel asked about the Planning Commission's role in the CIP process and the language pertaining to its role. Vogel noted that the Planning Commission used to send two commissioners to work with the department heads in forming the CIP, which he did not think was ideal. He requested that whatever new process was decided on would be reflected in the new language.

Vogel noted he did not see a project in the CIP regarding adding single family housing to the city but acknowledged that projects such as water main expansion may contribute to this goal.

Motion was made by McLeod and seconded by Montgomery to recommend the 2024-2030 Capital Improvements Program with noted changes for Approval by the City Commission.

The motion passed with McLeod, Ruddick, Montgomery, and Vogel voting yea. Buse abstained.

GENERAL BUSINESS

- a. Update on previously approved projects – None
- b. City Commission actions related to PC Recommendations – Short Term Rentals

Stenger gave a brief update that the City Commission had passed the short term rental ordinance with changes including the occupancy allowed in R-1 districts and requiring affidavits from short term rental operators about their number of guests and operation.

- c. Master Plan Update

Stenger explained that the contracted Planners at Williams & Works were currently working on the next phases to the Master Plan process and that there would likely be a public open house to review the findings so far.

UNSCHEDULED BUSINESS - None

There being no further business, Chair Montgomery adjourned the meeting at 7:23 p.m. with all in favor.

Respectfully submitted,

Joey Walker
Planning & Zoning Technician and Planning Commission Secretary



Application to Planning Commission
Special Land Use Application

Application Date: 3-20-24

Applicant Information:

Name: Hunter Nivison - JBS Contracting
Address: 1680 Gover Parkway Mt. Pleasant, MI 48858
Phone Number: 989-339-8660 Email: hnivison@jbscontracting.com

Property Information:

Property Address: 120 N Dekrafft Ave Big Rapids, MI 49307

Explanation of Request:

Site Plan Review for Proposed Equipment Storage Building 31,059 SF

Criteria for Review:

Below is information the Planning Commission and City Commission use to determine if the request is consistent with various City documents. Please answer the questions to provide the board more insight on the request.

(1) That there is a proper relationship between the existing streets and highways within the vicinity and proposed deceleration lanes, service drives, entrance and exit driveways and parking areas to insure the safety and convenience of pedestrian and vehicular movement.

This building will utilize existing drives, parking areas and driveways.



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(2) All elements of the site plan shall be harmoniously and efficiently organized in relations to the topography, the size and type of the lot, the character of adjoining property, and the type and size of buildings.

Engineered plans to meet all requirements (available 4/11/24). Preliminary Site Plan shows the size and type of the lot, the character of adjoining property, and the type and size of buildings.

(3) That as many natural features of the landscape shall be retained as possible where they furnish a barrier or buffer between the project and adjoining properties used for dissimilar purposes and where they assist in preserving the general appearance of the neighborhood. The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, and by topographic modifications which will result in maximum harmony with adjacent areas.

All natural features not inside the building foot print will be retained.

(4) That any adverse effects of the proposed development and activities emanating there from which affect adjoining residents or owners shall be minimized by appropriate screening, fencing, landscaping, setback and location of buildings, structures and entryways.

Proposed Structure will meet setbacks and have a natural barrier to adjoining properties.

(5) That the layout of buildings and improvements will minimize any harmful or adverse effect which the development might otherwise have upon the surrounding neighborhood.

Proposed Structure will meet this requirement.

(6) That all provisions of all local ordinances, including the City Zoning Ordinance, are complied with unless an appropriate variance therefrom has been granted by the Zoning Board of Appeals.

Proposed Structure will meet this requirement.



Application to Planning Commission
Special Land Use Application

(7) Any other information you feel is necessary for the Board to decide on the request. Please attach additional documents if needed.

Preliminary Site Plan and Engineered Building drawings submitted with this proposal. Civil Engineered plans will be available on 4/11/24 and submitted to the City on that date.

Signature of applicant or property owner

3/20/24

(Date)

BY APPLYING YOU GIVE CONSENT TO CITY STAFF PHOTOGRAPHING OR ACCESSING THE SITE/PROJECT IN QUESTION.

STAFF REPORT TO THE PLANNING COMMISSION

TO: Planning Commission
FROM: Michelle Stenger, Community Development Director
SUBJECT: Site Plan Review for Mecosta County Road Commission at 120 N DEKRAFFT AVE
DATE: 4/8/2024

Introduction

Applicant, JBS Contracting/Mecosta County Road Commission, is applying for a Site Plan Review for a new storage structure at 120 N DEKRAFFT AVE (PIN 17-11-400-004). The property is currently zoned I. Essential Services of public buildings are considered a use by right in the Industrial District. Accessory structures and uses incidental and subordinate to the principal building or use are also permitted.

The property is located at the corner of Maple Street and N Dekraft. Bjornson also boards west side of the property. The property is 17.53 acres in size and currently has a storage building, office buildings, and a fueling center. The applicant is seeking to build a new storage structure on the property to replace the deteriorating storage structure along Maple. Once the new structure is built it is Staff's understanding the existing structure will be removed from the property.

Site Plan Review Process and Procedure

The Site Plan Review Application was received by the Community Development Department on March 20, 2024, and was deemed in compliance with Section 9.4. of the Zoning Ordinance which stipulates required Site Plan Review application materials. At the time of filing the applicant had prearranged a late filing of the stormwater plan to the Engineering Department to try and move the application along. The stormwater plan was submitted for review April 11, 2024. As required by Ordinance, Site Plan Reviews must go through a public hearing process. Notice was posted in the Big Rapids Pioneer on April 2, 2024, and sent to all property owners within 300 feet of the site.

The Site Plans were shared with the Fire Marshal, the Public Works Department's Engineering staff, and the Zoning Administrator for their review.

Criteria for Review of Site Plan Review Applications

Section 9.6 of the Zoning Ordinance sets criteria for reviewing Site Plan Review applications:

- 9.6:1 That there is a proper relationship between the existing streets and highways within the vicinity and proposed deceleration lanes, service drives, entrance and exit driveways and parking areas to ensure the safety and convenience of pedestrian and vehicular movement. With respect to vehicular and pedestrian circulation, including walkways, interior drives, and parking, the site shall be developed so that access points, general interior traffic circulation, pedestrian circulation, and parking areas are safe and convenient and, insofar as practicable, do not detract from the design of the proposed buildings and existing structures on neighboring properties.

Staff Response: The site is laid out a manner that will allow for safe vehicular and pedestrian traffic. The applicant is providing connections to existing driveways and travel areas on the site without having to create new routes. As the rear portion of the driveway behind the customer area is not meant for pedestrians adding pedestrian walkways is not necessary as public should not be accessing that portion of the site.

- 9.6:2 All elements of the site plan shall be harmoniously and efficiently organized in relation to the topography, the size and type of the lot, the character of adjoining property, and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.

Staff Response: The property is surrounded by other properties that are zoned industrial, with the exception of M&M Collision, which is C-3. The new structure will not negatively impact any of the surrounding uses or properties. With the property being industrial, storage of items within a building is preferred to outside storage. The size of the structure is not oversized compared to other industrial buildings and what is permitted by ordinance.

- 9.6:3 That as many natural features of the landscape shall be retained as possible where they furnish a barrier or buffer between the project and adjoining properties used for dissimilar purposes and where they assist in preserving the general appearance of the neighborhood. The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, and by topographic modifications which will result in maximum harmony with adjacent areas.

Staff Response: The applicant is removing (may have already) some trees on the west property line. The trees need to be removed in order to build the structure. The applicant is leaving enough trees between the property line and the road to provide enough buffer from neighboring uses.

- 9.6:4 That any adverse effects of the proposed development and activities emanating there from which affect adjoining residents or owners shall be minimized by appropriate screening, fencing, landscaping, setback and location of buildings, structures and entryways. All loading and unloading areas and outside storage areas, including areas for the storage of refuse, which face or

are visible from residential districts or public thoroughfares, shall be screened by a vertical screen consisting of structural or plant materials no less than six (6) feet in height.

Staff Response: The structure will be mainly for storage so items don't have to sit outside. The applicant has placed the structure in one of the better locations on the property to decrease viability and impact on neighboring properties. The landscaping maintained shall sufficiently screen the new structure.

- 9.6:5 That the layout of buildings and improvements will minimize any harmful or adverse effect which the development might otherwise have upon the surrounding neighborhood. Physical improvements including sidewalks, drives and parking areas shall be built to adequate standards to minimize premature deterioration. Sites at which hazardous substances are stored, used or generated shall be designed to prevent spill or discharges to the air, surface of the ground, groundwater, streams, drains or wetlands. Secondary containment for above ground storage of hazardous material shall be provided.

Staff Response: There are no hazardous materials stored on the property. The layout for the improvement makes sense when considering existing drives and onsite circulation patterns.

- 9.6:6 That all provisions of all local ordinances, including the City Zoning Ordinance, are complied with unless an appropriate variance therefrom has been granted by the Zoning Board of Appeals.

Staff Response: The ordinance requirement for landscaping between zoning districts is listed in Section 8.3 of the zoning ordinance. The applicant is zoned Industrial and the property across the street is zoned industrial, with one small section zoned commercial. The commercial location is south of where the new building is located and will not likely be impacted by the change. The ordinance would require buffering between an industrial and commercial use, but does not require a buffer between two industrial uses. As there is not currently any parking lots planned on this portion of the property no new landscaping would be required to buffer parking or the use from residential structures. Currently there is not any showed plans for outdoor storage, but if there is outdoor storage that will occur, staff recommends the addition of a fence to screen the storage from Bjornson St, or storage of it in a location which is not viable to the public.

Planning Commissioners are encouraged to review the Application against the Criteria in Section 9.6 to decide if they find it meets or fails to meet them. These Criteria shall be used to decide the Action taken by the Planning Commission.

Recommendation

Staff has no real concerns with the proposed plan and feels that the applicant has met the standards of the zoning ordinance. Staff recommends **approval** of the Site Plan Review Application for a accessory storage structure at 120 N DEKRAFFT AVE, as it meets the Criteria for Review found in Section 9.6.6 of the Zoning Ordinance.

Action

Three options lay before the Planning Commission regarding Site Plan Review Applications: Approval, Denial, or Approval with Conditions. Explanations and sample motions are below.

Approval

An approval motion is appropriate when the Application meets the Standards of the Zoning Ordinance and approves the Application. Sample motion:

“I move that the Site Plan Review Application for 120 N DEKRAFFT AVE (PIN 17-11-400-004) for an accessory storage building, be approved, because it meets all of the Criteria for Review set in Section 9.6 of the Zoning Ordinance.”

Approval with Conditions

An approval with conditions motion is appropriate when the Application meets the Standards of the Zoning Ordinance, but the Planning Commissioners believe a few minor conditions or alterations are required. This motion approves the Application contingent upon the listed conditions. Sample motion:

“I move that the Site Plan Review Application for an accessory storage building at 120 N DEKRAFFT AVE (PIN 17-11-400-004) be approved with conditions. The Application meets the Criteria for Review set in Section 9.6 of the Zoning Ordinance, but conditions are required to (*select from the relevant reasons below*)

- (1) Ensure that public services and facilities affected by the proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity.
- (2) Protect the natural environment and conserve natural resources and energy.
- (3) Ensure compatibility with adjacent uses of land.
- (4) Promote the use of land in a socially and economically desirable manner.

The following conditions are required to address this need: (*list conditions [such as requiring additional permits, revising plans to show needed changes, demonstrating adequacy of the stormwater detention facilities, among others] here*).

A revised, dated site plan and documents addressing the above shall be submitted for staff approval within 60 days.”

Denial

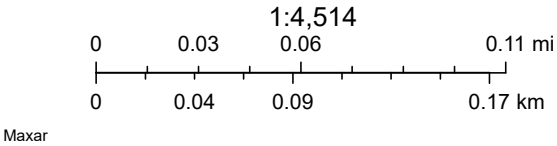
A denial motion is appropriate when the Application fails to meet the Standards of the Zoning Ordinance and ends the application process. Sample motion:

“I move to deny the Site Plan Review Application for an accessory storage building at 120 N DEKRAFFT AVE (PIN 17-11-400-004), because it does not meet Criteria 9.6:X of the Zoning Ordinance. (*Fill in the X with which number Criteria the application does not meet.*)”

MCRC



4/12/2024











Application to Planning Commission
Special Land Use Application

Application Date: 3/28/24

Applicant Information:

Name: Pro Turf Outdoor Services - Marty Shaffer

Address: PO Box 1211, Big Rapids, MI 49307

Phone Number: 231-629-8310 Email: proturfbr@live.com

Property Information:

Property Address: 1100 Maple Ave, Big Rapids, MI 49307

Explanation of Request:

A site plan review for use of address above for landscape business.

Criteria for Review:

Below is information the Planning Commission and City Commission use to determine if the request is consistent with various City documents. Please answer the questions to provide the board more insight on the request.

(1) That there is a proper relationship between the existing streets and highways within the vicinity and proposed deceleration lanes, service drives, entrance and exit driveways and parking areas to insure the safety and convenience of pedestrian and vehicular movement.

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Application to Planning Commission
Special Land Use Application

(2) All elements of the site plan shall be harmoniously and efficiently organized in relations to the topography, the size and type of the lot, the character of adjoining property, and the type and size of buildings.

(3) That as many natural features of the landscape shall be retained as possible where they furnish a barrier or buffer between the project and adjoining properties used for dissimilar purposes and where they assist in preserving the general appearance of the neighborhood. The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, and by topographic modifications which will result in maximum harmony with adjacent areas.

(4) That any adverse effects of the proposed development and activities emanating there from which affect adjoining residents or owners shall be minimized by appropriate screening, fencing, landscaping, setback and location of buildings, structures and entryways.

(5) That the layout of buildings and improvements will minimize any harmful or adverse effect which the development might otherwise have upon the surrounding neighborhood.

(6) That all provisions of all local ordinances, including the City Zoning Ordinance, are complied with unless an appropriate variance therefrom has been granted by the Zoning Board of Appeals.



Application to Planning Commission
Special Land Use Application

(7) Any other information you feel is necessary for the Board to decide on the request. Please attach additional documents if needed.

Signature of applicant or property owner

3/28/24

(Date)

BY APPLYING YOU GIVE CONSENT TO CITY STAFF PHOTOGRAPHING OR ACCESSING THE SITE/PROJECT IN QUESTION.

STAFF REPORT TO THE PLANNING COMMISSION

TO: Planning Commission
FROM: Michelle Stenger, Community Development Director
SUBJECT: Site Plan Review Pro-Turf at 1100 MAPLE ST
DATE: 4/10/2024

Introduction

Applicant, Pro-Turf, is applying for a Site Plan Review for Pro-Turf Landscaping at 1100 MAPLE ST (PIN 17-11-454-001). The property is currently zoned I, Industrial. Staff considered the use as a use by right under Section 3.12:2(14) Construction equipment sales, service, and rental, subject to the conditions of Section 11.1:30.

This property is located on the east side of the City. See the attachments for maps and images of the property. The property is approximately 1.162 acres in size. The business has been operating on the property for approximately 11 months and has never gone through the Site Plan Review. The requires site plan review by the Planning Commission prior to the issuance of any zoning permits with four exceptions. Staff would note that the applicant has not only changed the use of the building (which does not necessarily trigger a review), but has changed the parking layout and is now using the property for storage which requires changes to the landscaping and fencing requirements triggering a review by the Planning Commission.

Site Plan Review Process and Procedure

The Site Plan Review Application was received by the Community Development Department in March 2024, and was deemed in compliance with Section 9.4. of the Zoning Ordinance which stipulates required Site Plan Review application materials. As required by Ordinance, Site Plan Reviews must go through a public hearing process. Notice was posted in the Big Rapids Pioneer and mailed to all property owners within 300 feet.

The Site Plans were shared with the Fire Marshal and the Zoning Administrator for their review. Since the property wasn't putting any new material down for paving, drives, or building changes there was not a need for Public Works to review the plans.

Criteria for Review of Site Plan Review Applications

Section 9.6 of the Zoning Ordinance sets criteria for reviewing Site Plan Review applications:

- 9.6:1 That there is a proper relationship between the existing streets and highways within the vicinity and proposed deceleration lanes, service drives, entrance and exit driveways and parking areas to ensure the safety and convenience of pedestrian and vehicular movement. With respect to vehicular and pedestrian circulation, including walkways, interior drives, and parking, the site shall be developed so that access points, general interior traffic circulation, pedestrian circulation, and parking areas are safe and convenient and, insofar as practicable, do not detract from the design of the proposed buildings and existing structures on neighboring properties.

Staff Response: The site layout provided works well with the current layout of the roads and housing on the property.

- 9.6:2 All elements of the site plan shall be harmoniously and efficiently organized in relation to the topography, the size and type of the lot, the character of adjoining property, and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.

Staff Response: Storing the large equipment in an area of the property that is further from the residential property should help to keep decrease the impact on residents. As the site is somewhat existing the applicant has oriented the layout as best available. The bins for landscaping not on the corner will improve the sight lines compared to issues that have arisen in the past.

- 9.6:3 That as many natural features of the landscape shall be retained as possible where they furnish a barrier or buffer between the project and adjoining properties used for dissimilar purposes and where they assist in preserving the general appearance of the neighborhood. The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, and by topographic modifications which will result in maximum harmony with adjacent areas.

Staff Response: As the site has previously been developed the appearance of the property will not be changed significantly. Staff would note that although the applicant is a landscaping business they should not be bringing debris and yard waste back to the property for chipping and processing as that would not be considered a part of the permitted use on the property.

- 9.6:4 That any adverse effects of the proposed development and activities emanating there from which affect adjoining residents or owners shall be minimized by appropriate screening, fencing, landscaping, setback and location of buildings, structures and entryways. All loading and unloading areas and outside storage areas, including areas for the storage of refuse, which face or are visible from residential districts or public thoroughfares, shall be screened by a vertical screen consisting of structural or plant materials no less than six (6) feet in height.

Staff Response: The storage of the outside area is not being proposed to be visually screened as required by ordinance. Although there is a fence the fence is chain link and can be seen through. Staff would recommend adding vinyl slats or landscaping to decrease the visual impact on surrounding property owners.

- 9.6:5 That the layout of buildings and improvements will minimize any harmful or adverse effect which the development might otherwise have upon the surrounding neighborhood. Physical improvements including sidewalks, drives and parking areas shall be built to adequate standards to minimize premature deterioration. Sites at which hazardous substances are stored, used or generated shall be designed to prevent spill or discharges to the air, surface of the ground, groundwater, streams, drains or wetlands. Secondary containment for above ground storage of hazardous material shall be provided.

Staff Response: There are not going to be any hazardous material stored on the property and the remainder of the property is going to be used for parking similar to previous uses (except for the outdoor storage of equipment and materials).

- 9.6:6 That all provisions of all local ordinances, including the City Zoning Ordinance, are complied with unless an appropriate variance therefrom has been granted by the Zoning Board of Appeals.

Staff Response: The applicant has not met the screening requirements of the ordinance, either through landscaping or fencing. The applicant does not have significant room to add landscaping and the ordinance requires outdoor storage to be screened with a six foot fence that does not allow light through.

Planning Commissioners are encouraged to review the Application against the Criteria in Section 9.6 to decide if they find it meets or fails to meet them. These Criteria shall be used to decide the Action taken by the Planning Commission.

Recommendation

Staff would like to reiterate to the board and the applicant that the storage on the property is a change from the previous use and has triggered the site plan review requirement with the board, as simple changes of uses that do not change the property or structure are not required to go through a change of use plan review. The plans provided do not meet the requirement for fencing for outdoor storage. With that for the Board's consideration Staff recommends **approval** of the Site Plan Review Application for the landscaping business at 1100 MAPLE ST with the stipulation that the fencing be updated where existing and added along Maple to ensure the outdoor storage of equipment and materials is properly screened (6 foot fence that does not allow light through), as it meets the Criteria for Review found in Section 9.6.6 of the Zoning Ordinance.

Action

Three options lay before the Planning Commission regarding Site Plan Review Applications: Approval, Denial, or Approval with Conditions. Explanations and sample motions are below.

Approval

An approval motion is appropriate when the Application meets the Standards of the Zoning Ordinance and approves the Application. Sample motion:

“I move that the Site Plan Review Application for 1100 MAPLE ST (PIN 17-11-454-001) for a landscape business, be approved, because it meets all of the Criteria for Review set in Section 9.6 of the Zoning Ordinance.”

Approval with Conditions

An approval with conditions motion is appropriate when the Application meets the Standards of the Zoning Ordinance, but the Planning Commissioners believe a few minor conditions or alterations are required. This motion approves the Application contingent upon the listed conditions. Sample motion:

“I move that the Site Plan Review Application for landscape business at 1100 Maple Ave (PIN 17-11-454-001), be approved with conditions. The Application meets the Criteria for Review set in Section 9.6 of the Zoning Ordinance, but conditions are required to (*select from the relevant reasons below*)

- (1) Ensure that public services and facilities affected by the proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity.
- (2) Protect the natural environment and conserve natural resources and energy.
- (3) Ensure compatibility with adjacent uses of land.
- (4) Promote the use of land in a socially and economically desirable manner.

The following conditions are required to address this need: (*list conditions [such as requiring additional permits, revising plans to show needed changes, demonstrating adequacy of the stormwater detention facilities, among others] here*).

A revised, dated site plan and documents addressing the above shall be submitted for staff approval within 60 days.”

Denial

A denial motion is appropriate when the Application fails to meet the Standards of the Zoning Ordinance and ends the application process. Sample motion:

“I move to deny the Site Plan Review Application for a landscape business at 1100 Maple Avenue (PIN 17-11-454-001), because it does not meet Criteria 9.6:X of the Zoning Ordinance. (*Fill in the X with which number Criteria the application does not meet.*)”

PROTURF



4/12/2024

