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Lapeer Township Special Land Use Review Standards Section Proposed Use: Newark Aggregate & Landscape Supply – Soil Removal and Co		rations,
Date: 7/13/2015		
Standard	Complies	Does not Comply
3. The proposed use shall be designed as to the location, size, intensity, site layout and periods of operation of any such proposed use to eliminate any possible nuisance emanating therefrom which might be noxious to the occupants of any other nearby permitted uses, whether by reason of dust, noise, fumes, vibration, smoke or lights.		
Staff Comments:		
A primary concern expressed by residents in the surrounding area is the current odol compost operation and the impact of expansion of that aspect of the facility would I secondary concern was the potential for the operation to attract rats and other vern garden waste in the material to be composted as well as the ability of the facility to under MDEQ guidelines. The applicant has responded that a composting facility that minimize both of these potential impacts.	nave on their on nin due to the accept up to 5	uality of life. A inclusion of % food waste
Planning Commission Member Notes:		
The proposed use shall be such that the proposed location and height of buildings or structures and location, nature and height of walls, fences and		
landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.		
Staff Comments:	<u> </u>	
No new buildings are proposed. The applicant is proposing to maintain the existing l	berms and lan	dscaping.
Planning Commission Member Notes:		

Lapeer Township Special Land Use Review Standards Section 6.02 Proposed Use: Newark Aggregate & Landscape Supply - Soil Removal and Composting Operations, 1865 M-24 **Date:** 7/13/2015 Standard Complies Does not Comply 5. The proposed use shall relate harmoniously with the physical and economic aspects of adjacent land uses as regards prevailing shopping habits, convenience of access by prospective patrons, continuity of development, and need for particular services and facilities in specific areas of the Staff Comments: The proposed uses is not of the character to impact prevailing shopping habits, convenience of access by prospective patrons, continuity of development, and need for particular services and facilities in specific areas of the Township to any greater degree than the existing operation. **Planning Commission Member Notes:** 6. The proposed use is necessary for the public convenience at the proposed location. Staff Comments: The proposed location is an ongoing facility and could be considered convenient due to the fact that it allows for use of a facility already established for a higher intensity use. **Planning Commission Member Notes:**

Lapeer Township Special Land Use Review Standards Section		
Proposed Use: Newark Aggregate & Landscape Supply – Soil Removal and Co 1865 M-24	mposting Ope	rations,
Date: 7/13/2015		
Standard	Complies	Does not
		Comply
7. The proposed use is so designed, located, planned and to be operated that		
the public health, safety and welfare will be protected.		
Staff Comments:		
Review of the site's compliance with Ordinance #5 is necessary to address discharge	of storm wate	er of site and
traffic safety.	0, 5,5,5,5,5	. 0, 5.00
Planning Commission Member Notes:		
8. The proposed use shall not be detrimental or injurious to the neighborhood	T	
within which it is to be located, nor shall such use operate as a deterrent to		
future land uses permitted within said zoning district, and shall be in		
harmony with the general purpose and intent of the Zoning Ordinance.		
Staff Comments:		
C' 1 C " maid and a second and a second in the AF district. The Diameira Commission		* . = !£
Single family residences are a use allowed in the AE district. The Planning Commission compliance with state standards for operation of a compost facility would be adequ		-
surrounding property owners from impacts pf the proposed expansion of the compo		DIY PIOLECT
surrounding property owners from impacts pf the proposed expansion of the compo	sting jacines.	
Planning Commission Member Notes:	-	-
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