

**LAPEER TOWNSHIP MAJOR SITE PLAN CHECKLIST**  
**Newark Aggregate & Landscape Supply**  
 – Soil Removal and Composting Operations  
**1865 M-24**  
**September 18, 2017**

**APPLICATION COMPLETE**

- A completed and signed copy of the site plan review application
- Fourteen copies of a completed site plan
- Application fee

**Sec. 5.02 SITE PLAN SUBMISSION REQUIREMENTS – See Review of Submission requirements, Ordinance # 5, Davis Surveying and Engineering**

Required Information	Does Site Plan Include This Information			
	Yes	No	N/A	Comment

**DISTRICT REQUIREMENTS**

Zoning District: **AE, Agricultural-Estate District (access onto M-24 zoned R-1B)**

What is the use: **Soil Removal / Composting**

Is use permitted in the district it is located in      By Right       By SUP **x?**

**DISTRICT DIMENSIONAL REQUIREMENTS**

District Requirement	Ordinance Standard	Proposed Site Plan
Minimum Lot Area (sq. ft.)	5 acres (217,800 S.F.)	246.28 acres - Existing
Minimum Lot Width (ft.)	300'	Approx. 2,400'
Minimum Setbacks – Front	65'	Existing. No change. Four Front Yards 1,240'+/- (E), 3,400'+/- (W), 1,050'+/-(S), 1,250'+/- (N)
- Side	20' Least (One)	N/A
- Side	40' Total (Two)	N/A
- Rear	50'	N/A
Minimum Floor Area	960 S.F. first floor (1 & 2 bedroom units) 1,090 S.F. first floor (3 or more bedroom units)	N/A
Maximum Building Height (ft and stories)	50'	Not provided - Existing
Maximum Lot Coverage (%)	30%	<1%
Are there any required conditions for this district?		

**LAPEER TOWNSHIP  
GENERAL ZONING COMPLIANCE CHECKLIST**

**PROJECT: GFL (Newark Aggregate & Landscape Supply )**

**DATE: 5-8-17**

Zoning Requirements	Complies	Does Not Comply	N/A	Note
Section 1.02: ACCESSORY AMUSEMENT DEVICES – Have any proposed amusement devices been established following the requirements of this section?			<b>X</b>	None appear to be proposed.
Section 1.03: ACCESSORY BUILDINGS IN OTHER THAN ONE-FAMILY, TWO-FAMILY, AND MOBILE HOME PARK DISTRICTS – Have any proposed accessory buildings in the districts besides those mentioned above met the requirements of this section?			<b>X</b>	None appear to be proposed.
Section 1.04: AVERAGE LOT SIZE – Have proposed lots met the requirements of this section?			<b>X</b>	None appear to be proposed or existing altered.
Section 1.05: BUILDING GRADES – Does the proposed structure meet the requirements for building grades?			<b>X</b>	Existing buildings. Grades to be reviewed for compliance with Ord #5
Section 1.06: BUILDINGS ACCESSORY TO ONE- AND TWO-FAMILY RESIDENTIAL USES – Do all buildings which are accessories to one and two family residential units meet these parcel regulations?			<b>X</b>	None appear to be proposed.
Section 1.07: BUILDINGS TO BE MOVED – If a structure is being moved is it following the regulations of this section?			<b>X</b>	None appear to be proposed.
Section 1.08: CARNIVALS, PUBLIC MEETING TENTS, CIRCUSES AND THE LIKE – Have all public meeting tents, circuses, and similar short-term temporary uses met the requirements of this section?			<b>X</b>	None appear to be proposed.
Section 1.09: EXCAVATION, HOLES, AND PONDS – Have all requirements involving excavations, holes, and ponds been met under this section?			<b>X</b>	Sites fenced in compliance with Ord #5
Section 1.10: FENCES, WALLS, AND OTHER PROTECTIVE BARRIERS – Do all non-agricultural fences meet the requirements of this section?			<b>X</b>	No new fences appear to be proposed.
Section 1.11: LOT MINIMUM AND FRONTAGE – Has the lot been measured and defined according to the descriptions in this section?	<b>X</b>			Located on Legal Description Map.
Section 1.12: LOTS, YARDS, AND OPEN SPACES – Do the descriptions of lots, yards, and open spaces meet this section’s requirements?	<b>X</b>			No yard double counted
Section 1.13: MEASURING MINIMUM FLOOR SPACE REQUIREMENTS – Are minimum floor spaces measured as described in this section?			<b>X</b>	No dwelling units proposed
Section 1.14: NURSERY AND GREENHOUSE – Does a proposed nursery and/or greenhouse meet the requirements of this section?			<b>X</b>	None appear to be proposed.
Section 1.15: ONE PRINCIPAL BUILDING PER LOT – Has there been only 1 principal building on a lot under this provision?	<b>X</b>			Most building are accessory to the use for gravel mining.
Section 1.16: OUTDOOR MERCHANDISING – Have restrictions been placed on persons and businesses operating in rights of way under this section?			<b>X</b>	None appear to be proposed.
Section 1.17: PERFORMANCE BONDS – Have proposed performance bonds met this section’s requirements?			<b>X</b>	Performance bond in compliance with Ord #5
Section 1.18: PUBLIC UTILITY APPROVAL – Has the proposed development received public utility approval under this section?			<b>X</b>	None appear to be proposed or existing altered.

**LAPEER TOWNSHIP  
GENERAL ZONING COMPLIANCE CHECKLIST**

**PROJECT: GFL (Newark Aggregate & Landscape Supply )**

**DATE: 5-8-17**

Zoning Requirements	Complies	Does Not Comply	N/A	Note
Section 1.19: NON-COMMERCIALY OPERATED TELEVISION AND RADIO ATENNAS, SATELLITE RECIEVERS, AND DISH ANTENNAS – Have all proposed antennas or receivers met the requirements of this section?			<b>X</b>	None appear to be proposed or existing altered.
Section 1.20: SIDE YARD SETBACKS – Has a proposed side yard setback met this section’s requirement?	<b>X</b>			All yards meet front yard setback requirements
Section 1.21: SINGLE FAMILY DWELLING MINIMUMS – Has the proposed single family dwelling met the minimum standards of this section before placement on the lot?			<b>X</b>	None appear to be proposed
Section 1.22: SOLAR RIGHTS – Has the installation of solar energy collection implements met the requirements of this section?			<b>X</b>	None appear to be proposed.
Section 1.23: STORAGE AND/OR DISPLAY LOTS – Have proposed storage and/or display lots met the requirements of this section?	<b>X</b>			Storage areas screened by existing berms.
Section 1.24: TEMPORARY BUILDINGS AND USE – Have all non-residential temporary buildings met the specifications of this section?			<b>X</b>	None appear to be proposed.
Section 1.25: TRAVEL TRAILERS – Is a travel trailer being used according to the limitations of this section?			<b>X</b>	None appear to be proposed.
Section 1.26: ZERO LOT LINE – Has the proposed structure followed the lot line provisions in this section?			<b>X</b>	None appear to be proposed.
Section 1.27: CONDOMINIUM SUBDIVISION APPROVAL – Has the proposed condominium subdivision been developed in compliance with standards applicable to similar forms of development under Township Ordinances and this section?			<b>X</b>	None appear to be proposed.
Section 1.28: WATERFRONT SETBACKS – Has the proposed structure measured the waterfront setback according to the requirements of this section?			<b>X</b>	Waterfront setback not outlined in ordinance. Buildings near mining operation existing
Section 1.29: FARM ANIMALS IN RESIDENTIAL DISTRICTS – Has a farm animal as identified under this provision been/will be kept in a manner consistent with the requirements of this section?			<b>X</b>	None appear to be proposed.
Section 1.30: PANHANDLE LOTS – Have legally existing panhandle lots been permitted under the requirements of this section?			<b>X</b>	All lots meet minimum lot width requirements.
Section 1.31: WIRELESS COMMUNICATION TOWERS – Has the locating of a wireless communication tower followed the requirements of this section?			<b>X</b>	None appear to be proposed.
Section 1.32: RESIDENTIAL OPEN SPACE DEVELOPMENTS – Has the proposed residential open space development met the requirements under each subsection of this section?			<b>X</b>	None appear to be proposed.
Section 1.33: APPEARANCE REQUIREMENTS – Does the appearance of the proposed structure meet the requirements under this section?			<b>X</b>	No new buildings proposed
Section 1.34: CLEAR VISION CORNER SETBACKS – Has a clear vision corner setback been respected as defined in this section?			<b>X</b>	Is not located at an intersection.
Section 1.35: TRASH ENCLOSURES – Have proposed trash enclosures met the requirements of this section?			<b>X</b>	None shown on site plan
Section 1.36: GEOTHERMAL HEAT PUMPS AND DRAINAGE – Has the usage/potential usage of a geothermal system followed the requirements under this section?			<b>X</b>	None appear to be proposed.

<b>LAPEER TOWNSHIP GENERAL ZONING COMPLIANCE CHECKLIST</b>				
<b>PROJECT: GFL (Newark Aggregate &amp; Landscape Supply )</b>			<b>DATE: 5-8-17</b>	
<b>Zoning Requirements</b>	<b>Complies</b>	<b>Does Not Comply</b>	<b>N/A</b>	<b>Note</b>
Section 1.37: WIND ENERGY CONVERSION SYSTEMS (Windmills) – Have all windmills been defined following the definitions of this section and been planned for/constructed following this section’s requirements?			<b>X</b>	None appear to be proposed.
Section 1.38: TEMPORARY HOUSING – Has any proposed temporary dwelling planned for followed the specifications of this section?			<b>X</b>	None appear to be proposed or existing altered.
Section 1.39: EXTRACTIVE INDUSTRIES AND GENERAL SAND AND SOIL REMOVAL OPERATIONS – Have proposed developments under this section met the requirements of their respective zoning district and the Lapeer Township Soil Removal Ordinance?	?			See review of Ordinance #5
Section 1.40: Has a proposed medical marihuana dispensary been defined and planned for following the specifications of this section?			<b>X</b>	None appear to be proposed.
Section 1.41: SOLAR PANELS (AND THE LIKE) AND SOLAR FARMS – Has the proposed solar panel(s)/farm met the specifications of this section?			<b>X</b>	None appear to be proposed.
Section 1.42: PATHWAYS – Have properties with frontage along M-24 north of Newark Road met the pathway specifications of this section?		<b>X</b>	<b>X</b>	Pathway appears to be required
Section 2.01: HEIGHT LIMIT – Has the proposed structure met the height limit specifications of this section?			<b>X</b>	
Section 2.01: PORCHES AND TERRACES – Has a proposed porch or terrace not projected into a required front yard more than 10-feet?			<b>X</b>	None appear to be proposed.
Section 2.02: PROJECTIONS INTO YARDS – Has any part of the proposed structure that projects out met the requirements of this section?			<b>X</b>	None appear to be proposed.
Section 4.00: SCREENING REQUIREMENTS – Has the screening of this site met the requirements of this section?			<b>X</b>	Landscaping requirements in Ordinance #5 applies
Section 4.02: LANDSCAPING REQUIREMENTS – Has the proposed development followed the landscaping requirements of this section?			<b>X</b>	Landscaping requirements in Ordinance #5 applies
Section 4.03: PARKING LOT LANDSCAPING REQUIREMENTS - Has proposed parking met parking lot landscaping requirements under this section?			<b>X</b>	Landscaping requirements in Ordinance #5 applies.
Section 4.04: OUTDOOR LIGHTING REQUIREMENTS – Has any proposed outdoor lighting for the development met the specifications of this section?			<b>X</b>	No outdoor lighting shown on plans

**Sec. 5.01 GENERAL STANDARDS FOR APPROVAL OF SITE PLANS**

STANDARDS				Does Site Meet Requirements		
				Yes	No	N/A
<p><b>5.01.1 Relationship to Surrounding Property:</b> All site development features shall be arranged to minimize the potential for negatively impacting surrounding property. In making this determination, the Planning Commission shall review the plan for negative conditions such as, but not limited to:</p> <ul style="list-style-type: none"> <li>• Location of the principle building or buildings and any accessory buildings or uses.</li> <li>• Channeling excessive traffic onto local residential streets.</li> <li>• The lack of adequate screening of parking or service areas.</li> <li>• The impediments to the access of emergency vehicles.</li> <li>• Site drainage characteristics</li> <li>• The accumulation of litter, production of noise, light, smoke, fumes, or the piling of snow.</li> </ul>						
<b>COMMENTS/FINDINGS OF FACT:</b>						
Applicants Comments:	Zoning Administrators Comments:	Planning Commission Comments:				
	<p><b>The proposed continuation of the mining operation appears to be centred on the site and buffered from adjacent residences</b></p> <p><b>The proposed expansion of the composting operation would extend the use closer to adjacent residences, but a minimum of 250' from a lot with a residence on it</b></p>					
<p><b>5.01.2 Vehicular Access and Circulation:</b> The location and design of driveways providing vehicular access to the site shall be arranged to promote the safety and convenience of vehicles and pedestrians and to provide access in a manner that promotes proper internal circulation. The Planning Commission shall require public streets adjacent or through a proposed development, when it is necessary for the public health, safety and welfare, and/or to provide continuity to the public road system. In those instances, where the Planning Commission determines that there are an excessive number of curb-cuts in relation to abutting public roads, thereby diminishing the capacity of the road or creating excessive points of conflict, a reduction in the number of driveways shall be required. For a narrow frontage, which will require a single outlet, the Planning Commission may require that money be placed in escrow with the Township so as to provide for a marginal service drive equal in length to the frontage of the property involved. Occupancy permits shall not be issued until the improvement is physically provided or monies have been deposited with the Township.</p>						
<b>COMMENTS/FINDINGS OF FACT:</b>						
Applicants Comments:	Zoning Administrators Comments:	Planning Commission Comments:				
	<p><b>The applicant is proposing to maintain use of a single point of ingress / egress on M-24.</b></p> <p><b>Estimated traffic is average of 20 trucks per day with no more than 40 trucks per day.</b></p>					

**Sec. 5.01 GENERAL STANDARDS FOR APPROVAL OF SITE PLANS**

STANDARDS				Does Site Meet Requirements		
				Yes	No	N/A
<p><b>5.01.3 Relationship to Natural Features:</b> All buildings, driveways, parking lots and site improvements shall be designed to be compatible with the physical characteristics of the site, including, but not limited to, woodlands, wetlands, slopes, floodplains and soil suitability. The proposed development shall not needlessly have an adverse impact on the natural environment of the site or the surrounding area. During development, building, renovating or razing operations, the developer shall erect and maintain suitable protective barriers around all trees and other natural features specified to be maintained. Such barriers shall be arranged so as to prevent damage to said trees or other natural features and shall not allow storage of equipment, materials, debris or fill to be placed in this preservation area.</p>						
COMMENTS/FINDINGS OF FACT:						
<p>Applicants Comments:</p>	<p>Zoning Administrators Comments:</p> <p><b>The primary changes to the site will be the establishment of additional land for composting operations. This includes areas shown as wetlands on the site plan. Filling of this land, if verified to regulated wetlands, will require MDEQ approval.</b></p> <p><b>Some of this area also appears to have scattered trees that would be removed</b></p>	<p>Planning Commission Comments:</p>				
<p><b>5.01.4 Infrastructure:</b> The Planning Commission shall consider the Township Engineer’s evaluation of the adequacy of public or private utilities proposed to serve the site, including water, sanitary sewers and storm water retention.</p>						
COMMENTS/FINDINGS OF FACT:						
<p>Applicants Comments:</p>	<p>Zoning Administrators Comments:</p> <p><b>See engineers review of proposed improvements, primarily storm water management.</b></p>	<p>Planning Commission Comments:</p>				

Sec. 5.01 GENERAL STANDARDS FOR APPROVAL OF SITE PLANS				
STANDARDS		Does Site Meet Requirements		
		Yes	No	N/A
5.01.5 <b>Landscaping:</b> The Planning Commission may require further landscaping, fences, walls and berms pursuant to the objectives of this Ordinance. Such improvements shall be provided and maintained as a condition of the approval of the establishment.				
COMMENTS/FINDINGS OF FACT:				
Applicants Comments:	Zoning Administrators Comments:  <b>Landscaping provided in compliance with Ordinance #5</b>	Planning Commission Comments:		
5.01.6 <b>Recreation Areas and Facilities:</b> Recreation areas and facilities, such as playgrounds, swimming pools and community buildings, shall be provided to the extent necessary to meet the anticipated needs of the residents of the project it is designed to serve. Provisions of separate adult and tot-lot recreation areas are encouraged. Recreation facilities must be adequately landscaped and should be provided in a central location, convenient to the project community center. In larger developments, however, recreation facilities may be decentralized if more than one is proposed.				
COMMENTS/FINDINGS OF FACT:				
Applicants Comments:	Zoning Administrators Comments:  <b>Not applicable</b>	Planning Commission Comments:		