

**Vienna Charter Township
Site Plan Review Checklist
Great Lakes Region Disposal, 6401 W Vienna Rd
Site Plan Date 9/30/22**

General Standards for Approval of Site Plans (Section 2810.2)					
Standards			Does Site Meet Requirements		
			Yes	No	N/A
a. The location and design of driveways providing vehicular ingress to and egress from the site, in relation to streets giving access to the site, to nearby driveways of other property and in relation to pedestrian traffic;					
COMMENTS/FINDINGS OF FACT:					
<ul style="list-style-type: none"> There are no proposed changes to the existing ingress and egress of the driveway located at the subject property. 					
Applicants Comments: N/A.	Planning Consultant Comments: <i>There are no proposed changes to the existing driveway on the subject property.</i>	Planning Commission Comments:			
b. The traffic circulation features within the site and the location of automobile parking areas					
COMMENTS/FINDINGS OF FACT:					
<ul style="list-style-type: none"> Further information regarding the number of employees on the largest shift, the parking space length, aisle width and location and dimensions of the loading/unloading area are needed to determine compliance with this standard. The existing driveway appears to be located within 25 feet of a single residential driveway. 					
Applicants Comments: N/A.	Planning Consultant Comments: <i>Upon clarification of the loading space, it is unclear if the Road Commission/ M-DOT would require any changes to the existing driveway.</i>	Planning Commission Comments:			
c. The planning commission may make such requirements with respect to any matters as will ensure:					
(1) Safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets; and (2) Satisfactory and harmonious relationships between the development on the site and the existing and prospective development of contiguous land and of adjacent neighborhoods;					
COMMENTS/FINDINGS OF FACT:					
<ul style="list-style-type: none"> Further information pertaining to the loading and unloading area is needed. All surrounding properties are zoned RSA One Family Residential District. 					
Applicants Comments: N/A.	Planning Consultant Comments: <i>Upon clarification of the loading space, it is unclear if the Road Commission/ M-DOT would require any changes to the existing driveway.</i>	Planning Commission Comments:			

<p>d. The planning commission may further require landscaping, fences and walls in pursuance of these objectives and same shall be provided and maintained as a condition of the establishment and the continued maintenance of any use to which they are appurtenant.</p>					
<p>COMMENTS/FINDINGS OF FACT:</p> <ul style="list-style-type: none"> The Planning Commission may determine the extent of such wall, fence or berm that shall be on those sides abutting all residential or business districts, and any yard abutting a public street, according to Section 2210.30. The subject property is zoned C-2 General Commercial District thus an obscuring wall or landscaped berm of 4.5 to 6 feet is required on south, east, and west of the subject property since it abuts a residential district according to Section 2055 Obscuring Walls and Landscaped Berms. 					
<p>Applicants Comments: N/A.</p>		<p>Planning Consultant Comments: <i>Upon clarification of buffering from surrounding single family residential homes, the buffering approved should be done in such away to be harmonious with the surrounding area.</i></p>		<p>Planning Commission Comments:</p>	

Sample Motion to Approve:

I make a motion to approve the requested site plan for Great Lakes Regional Disposal an addition to an existing building located at 6401 W Vienna Road based on the site plan meeting all 4 standards in Section 2810.2.

Further, in order to ensure compliance with these standards, the following conditions are part of my motion to approve: (Sample conditions)

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Sample motion to disapprove:

I make a motion to deny the requested site plan for Great Lakes Regional Disposal for an addition to an existing building located at 6401 W Vienna Road based on the following findings of fact:

- It does not comply with Standard _____ # because

Sample motion to postpone:

I make a motion to postpone the approval of the site plan Great Lakes Regional Disposal until the next regular meeting to provide the applicant with the opportunity to provide the following information.

- Information on _____ to verify compliance with _____
- Information on _____ to verify compliance with _____