

ITEM 8.B.4. – MEMO REGARDING DRAFT
LANGUAGE FOR EXTENSIONS OF SITE
PLAN REVIEWS

M E M O R A N D U M

TO: Lesley Courturier, Deputy Zoning Administrator
East Bay Charter Township

FROM: Peter R. Wendling

DATE: December 3, 2008

SUBJECT: Zoning Ordinance Amendment to Section 820, Subsection 10

Enclosed is a draft of the proposed amendment you requested regarding the duration and extension of approved site plans. This is a stand-alone amendment and does not conflict with any other provisions under section 820. This includes the ability to amend a site plan. Logically, the minor changes which can be handled by the zoning administrator would occur during any time period that the site plan is valid. If the site plan is no longer valid, an applicant can not come in and request minor changes.

As an internal mechanism, it is my recommendation that if the township adopts this ordinance amendment, it should monitor approved site plans and provide notice at least sixty (60) days in advance, in writing, that the site plan permit is going to expire because no substantial and continual construction has occurred. As you recall, Planning Commission member Robert Tubbs added the word "continual" with respect to substantial construction on special land use permits on the zoning amendment addressing the extension of special land use permits. Therefore, I felt it was appropriate to use the same language in order to make the extension of a site plan permit consistent with the extension of special land use permits.

Enclosure

cc: Glen Lile (via email)
Jim Young (via email)
Sue Courtade (via email)
Tracy Bartlett (via email)
Jay Kilpatrick (via email)

ITEM 8.B.5 WILL BE EMAILED OR GIVEN TO YOU
THE EVENING OF THE MEETING.