



MARQUETTE CHARTER TOWNSHIP

1000 Commerce Drive
Marquette, Michigan 49855
Ph | 906.228.6220
Fx | 906.228.7337
www.marquettetownship.org

PLANNING COMMISSION MEETING

WEDNESDAY, APRIL 13, 2022 – 7 P.M.

The Planning Commission will be conducting this meeting in-person at the Township Hall Board Room.

NOTE: Pursuant to the Township Board adopted Code of Conduct, Planning Commission members are obligated to disclose any potential or actual conflict of interest with any item placed on this agenda.

1. Call Meeting to Order.
2. Roll Call & Election of Officers.
3. Approval of the Agenda.
4. Minutes from Previous Meeting – March 9, 2022
5. Public Comment.
6. New Business.
 - a. **Site Plan Review #041322-1** – Proposed 995 SF Restaurant/Retail Facility, per the Marquette Township Zoning Ordinance (Article 15, Section 15.05). Subject Parcel Tax ID# 52-08-017-017-00, Section 17, T48N, R25W. Property is located within the zoned General Business (GB) district. Applicant is Michael Conter, TBM Equities, LLC, 7537 Noahs Lndng, Gregory, MI 48137.
7. Unfinished Business. None at this time.
8. Correspondence.
 - a. Ed Scott Memorial Recreation Area – MNRTF Acquisition Grant Application Update
 - b. Short-Term Rental Webinar Update
 - c. DDA Development Plan Update
9. Reports.
 - a. Township Board Report
 - b. Recreation Committee Report
 - c. Road Committee Report
 - d. Planning and Zoning Report
10. Announcements.
11. Public Comment.
12. Additional Comments by Planning Commissioners.
13. Adjournment.



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****Next Meeting – April 27, 2022***





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STAFF REPORT

Plan Commission – April 13, 2022

Agenda Item 6a: **Site Plan Review #041322-1 – Proposed 995 SF Restaurant/Retail Facility, per the Marquette Township Zoning Ordinance (Article 15, Section 15.05). Subject Parcel Tax ID# 52-08-017-017-00, Section 17, T48N, R25W. Property is located within the zoned General Business (GB) district. Applicant is**

Applicant(s): Michael Conter, TBM Equities, LLC, 7537 Noahs Lndng, Gregory, MI 48137.

Site Address: T.B.D.

Parcel No: 52-08-017-017-00

Property Owner: Brickyard, LLC, 599 Washington St, Ishpeming, MI 49849

Zoning District: General Business (GB) District

Proposal: Construction of a 995 SF Restaurant/Retail Facility

Staff Contact: Jason McCarthy

Background

This development team is responsible for nearly all of the development between Co Rd 492 and Brickyard Rd, along the Northside of US-41. TJ Maxx, Pet Smart, Ulta, Shoe Sensation, Lowes, Meijer, Fraco, and Burger King are all within the portfolio of the group. The proposed project is the next phase of development and will consist of the construction of a 995 SF restaurant/retail facility. Similar to the original Shops of Marquette development, the proposal is to have multiple lease holds with the same land use on the same parcel of property.

Additional information is attached as part of the applicant's Site Plan Review application.

Standards for Review

The Marquette Charter Township Zoning Ordinance Article 18 – SITE PLAN REVIEW (all subsections thereof), create the legal framework to regulate, administer, and enforce the site plan review process for the Township.

Site Plan Review

The following criteria were used to review the submitted site plan:

1. **Consistency with Master Plan**
The proposed land use is consistent with the provisions of Master Plan and the Future Land Use Plan.
2. **Project Compatibility**
The proposed land use is permitted by right in the General Business (GB) Zoning District.
3. **Site Design.**
 - a. **Site Organization**
The organization and proposed building materials, parking area, and landscaping appear to achieve a functional, safe and harmonious site relationship with the adjacent surroundings. This also accounts for the proposed future land use to the east of the proposed project.
 - b. **Location of Buildings**
The location of the proposed structure meets the height, bulk, and setback requirements of the Marquette Township Zoning Ordinance.
 - c. **Drives, Parking and Circulation**
Drives – No additional US-41 curb cuts are proposed with the project. The new development phase (as well as the proposed future retail space) will utilize the existing, MDOT-permitted driveway entrance off of US-41. Further, and as a result of the foresight of the development team, access will be provided between the businesses on the North side of US-41 in this area via a frontage drive that connects the proposed development to the Lowe’s access drive along their respective private properties.

Parking – The proposed meets the requirements of Article XX Section 20.05 Off-Street Parking.

Circulation – The Marquette Township Fire/Rescue Department has reviewed the proposed circulation plan for compliance with their apparatus needs with favorable results.
 - d. **Grading/Drainage/Stormwater**
Stormwater is proposed to be collected and conveyed to a basin system. A maintenance plan and agreement with easements to Marquette Township is required, as well as a permit for storm water system construction. The details of this plan have yet to be finalized at the time of this report.
 - e. **Utility Services**
Preliminary plans have been submitted to the Superintendent of Public Works. The site is proposed to be served with an 8” water service. A 4” sanitary sewer line is also proposed. As additional

development occurs on the site, staff will continue to work with the developer to ensure that adequate water, sanitary sewer, and fire services are provided. Connections and/or extensions of the utilities will be addressed later in the development with the Department of Public Works and Superintendent Bodenus.

f. Fire Prevention

The Fire Department has reviewed and conditionally approved the proposed site plan contingent upon review and approval of architectural plans, once submitted.

g. Environmental Issues

No environmental issues are known at the time of this report.

h. Landscaping & Screening

The landscaping, bufferyard and open space requirements are met with the proposed landscaping plan, per Section 19.04 BUFFERYARDS of the Marquette Township Zoning Ordinance.

i. Signs

Proposed signage shall be submitted separately to the Planning & Zoning Department for review and approval prior to installation.

j. Lighting

The proposed lighting plan meets the requirements of the Marquette Township Outdoor Lighting Ordinance.

4. Other Factors

a. The applicant shall acquire the necessary Marquette County Building Permit.

b. A Financial Guarantee shall be submitted in the amount of 1% (\$6,800) of the proposed construction cost to account for the completion of landscaping and bufferyard construction, and for as-built plans of the entire site, once constructed.

Review Recommendation

Staff recommends APPROVAL the proposed Site Plan contingent on the submission and approval of items 3e, 3f, 3i, and 4.



Charter Township of Marquette
 1000 Commerce Drive, Marquette, Michigan 49855
 Phone: 906-228-6220 • Fax: 906-228-7337
 www.marquettetownship.org



Application for Site Plan Review

**NOTE: This Application must be completed and submitted to the Marquette Township Offices.*

**Be sure to complete ALL sections of this form. Please Print or type.*

**Permit fee is due when permit & site plan are returned to the Marquette Township Offices.*

ORIGINAL

Project Name

Shops of Marquette East

Applicant Information

Name: Michael Conter		Address: 7537 Noahs Lndg, Gregory, MI 48137	
Business Name: TBM Equities, LLC			
Phone: 734-476-4068	Fax: N/A	Name of Contact Person: Michael Conter	Contact Phone: 734-476-4068
If Applicant is not the Owner, state the Applicant's relationship to the Owner (i.e. purchaser, land contract vendee, owner's designated agent, etc.):			
Authorized Representative			
Applicant's E-Mail Address: ttmltd@aol.com			

Property Owner (if different from applicant)

Name: Brickyard, LLC		Address: 599 Washington St., Ishpeming, MI 49849	
Phone: 906-486-4459	Fax: N/A	Name of Contact Person: Brad Crimmins	Contact Phone: 906-486-4459
E-Mail Address: bcrimmins@lindberginc.com			

Property Information

Address: 3470 US-41, Marquette, MI 49855 (Fraco Address)		Property / Parcel I.D. Number(s): 52-08-017 017 00	
Zoning District: GB	Total Acres or Square Footage: 15.34 acres		
Legal Description(s) (attach pages as necessary): Please see the attached			
Name of any existing businesses on property (attach pages as necessary): Fraco Concrete Products			
Description of All Proposed Uses of Property (attach pages as necessary): Retail including restaurant uses			

Permission

If Applicant is not the Property Owner, does the Applicant have the Owner's permission? Yes No

Estimated Cost of Project

\$ 680,000

RECEIVED


MAR 25 2022

Marquette Township

Please Include the Following

- A narrative description, which includes the project purpose, location, long range plan and impact on emergency services, traffic, schools, and utilities (*Major site plans only*).
- Twelve (12) copies of the site plan(s) reproduced on durable 22"x34" sheets (*see attached site plan checklist for information that must be included on site plans*).

I, the undersigned applicant certify that the statements and information contained in this application are true and correct to the best of my knowledge.

Signature of Applicant:  Date: March 22, 2022
 Applicant's Name (print): Michael Conter on behalf of Brickyard, LLC

I, the undersigned legal owners or contract purchasers of the subject property, certify that the statements and information contained in this application are true and correct to the best of our knowledge.

Signature of Property Owner:  Date: March 22, 2022
 Owner's Name (print): Brad Crimmins of behalf of Brickyard, LLC

Optional: I hereby grant permission for the Marquette Township Planning & Zoning Administrator, Superintendent of Public Works, and the Fire Marshall or their representatives to enter the above described property for the purposes of gathering information related to this application. *Note to applicant: This permission is optional and failure to grant permission will not affect any decision on your application.*

Signature of Applicant: _____ Date: _____

OFFICIAL USE ONLY					
Official Receiving Application (please print):	<u>JASON McCARTHY - ZA</u>			Date:	<u>3/25/22</u>
Site Plan #:	<u>041322</u>	Date Received:	_____		
Fees: Planning:	<u>\$ 355.00</u>	Engineering:	<u>N/A</u>	Fire Department:	<u>\$ 200.00</u>
				Total:	<u>555.00</u>
Bond Amount:	<u>\$ 6,800.00</u>	Date Received:	<u>TBD</u>	Date Fees Paid:	<u>4/11/22</u>
Site Plan Application:	<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions(see comments) <input type="checkbox"/> Not Approved(see comments)				
Reason:	<input type="checkbox"/> Incomplete Application <input type="checkbox"/> Other			Date:	_____
Signature of Planning & Zoning Administrator:	_____			Date:	_____

Comments:

SITE PLAN CHECK LIST

Applicant

(Initial Box Before Submission)

Planning & Zoning Office

(Initial when Submitted)

Satisfactory

MC

- 1. An application form as provided by the Zoning Administrator fully completed and signed by the petitioner or representative.

MC

- 2. A minimum of two (2) copies of all plans, documents and/or drawings containing the following information and data for all proposed land uses and activities as determined necessary by the Zoning Administrator.

MC

- 3. A complete legal description of the parcel(s) as it appears on the deed and the total site area of the proposed site in acres.

MC

- 4. A fully dimensioned map/drawing, at a scale of 1"=50' or less, showing all relevant data including buildable setbacks, spatial relationship of all buildings, scale, directional arrow, original dates, revision dates, if any, and a vicinity sketch or location map (1"=500' or less) showing all abutting properties, and properties directly across the street(s) up to 500' from the site's property line, and property owner names for any such properties.

MC

- 5. The name of the proposed project/development/activity.

MC

- 6. The name, address, and telephone number of all fee interest holders and type of ownership/interest.

MC

- 7. Any deed restrictions or covenants affecting the proposed plan and future on or off-site development.

MC

- 8. The size, shape, location, and use of all existing and proposed structures.

MC

- 9. The location of all existing and proposed driveways, curb cuts, and points of ingress and egress.

MC

- 10. The location, names, and widths of all existing and proposed public or private rights-of-way including roads, railroads, easements, clear view triangles, utility licenses, and the jurisdiction or ownership status of each.

MC

- 11. The existing and proposed zoning classification and/or land use intensity of the plan site and all adjacent or abutting properties, and if platted, the liber and page numbers of records plats.

MC

- 12. The designated access locations for fire vehicles and emergency apparatus along with fire lane widths, type of road

JM

JM

JM *PLEASE HOLD*

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surfacing, and any turnaround areas along with all relevant dimensions. **(See Fire Department Site Plan Review Requirements, attached)**

MC

_____ 13. The existing and proposed pavement widths, condition, and type, and the location of any acceleration or deceleration lanes existing or proposed.



MC

_____ 14. The existing or proposed vehicular, bicycle, and pedestrian circulation systems including all relevant dimensions; parking space sizes and numbers; designated handicapped parking areas and numbers; customer/employee parking areas, and all such other information as required in *Article XX*.



MC

_____ 15. The location, size, and depth as may be required for all public or private utility lines, individual service leads, storage tanks, and fire hydrants existing and/or proposed to service the project.



MC

_____ 16. The definition, location, and relevant dimensions of all loading areas, truck docks, service drives, and truck wells.



MC

_____ 17. The location of all permanent or temporary signs, existing or proposed, including their design, area, size, height, illumination, and the type of construction.



MC

_____ 18. A complete landscaping plan, including the location of all greenbelts and bufferyards, fencing, or screening, with specific indication of all landscape materials to be utilized.



MC

_____ 19. The location of all proposed trash and refuse receptacles and the method to be used for screening these areas.



MC

_____ 20. A complete set of architectural floor plans including all relevant square footage calculations, exterior building elevations, and the existing and proposed building grades and heights. Multiple unit proposals shall include all density and area calculations



MC

_____ 21. Any existing and/or proposed exterior lighting plans for parking areas, and general information regarding maximum illumination and candlepower of proposed lighting systems.



MC

_____ 22. The existing and proposed topography of the site with elevations based upon North American Vertical Datum of 1988 and mapped utilizing two (2) feet minimum contour intervals; five (5) foot intervals may be used where grades are in excess of ten (10) percent. All benchmark locations, descriptions, and elevations shall be noted.



MC

_____ 23. The notation of any significant or distinctive features which may be desirable to protect as natural features including all beaches,



bluffs, dunes, shorelands, ravines, ravine buffers, and steep slopes.

MC

24. The location and names of all existing and proposed water courses, water bodies, floodplains, wetland surface drainageways, basins and facilities, either natural or manmade.



MC

25. All available information on sub-surface water table depths or elevations, along with the quantity and quality of potential potable water supplies as required.



MC

26. All available information relative to on-site soil conditions, profiles, inventories, borings, and the source of all related reference material.



MC

27. The nature, size, type, and specific location of any forest or vegetative cover.



MC

28. If the application relates to property scheduled for phased development, the proposed layout for the total projected development shall be indicated, and the projected scope and time period shall be estimated for each additional phase.



MC

29. All applicable calculations in accordance with *Article XVIII, Performance Requirements*, referring the basic information cited in *Section 18.03, Performance Standards*.



MC

30. The seal of the licensed engineer, architect, landscape architect, surveyor, or planner who prepared the plan.



MC

31. Any such other information as may be required and/or deemed necessary by the Planning Commission or Zoning Administrator to properly and adequately evaluate the proposed project site plan or land use activity.



**COPY FOR YOUR
INFORMATION**

The Southwest Quarter of Southwest Quarter (SW $\frac{1}{4}$ of SW $\frac{1}{4}$) of Section 17, Township 48 North, Range 25 West,

EXCEPT: the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ of SW $\frac{1}{4}$) of Section 17, Township 48 North, Range 25 West, EXCEPT the South 990 feet thereof,

AND EXCEPT: the North 660 feet of the West 660 feet of the South 990 feet thereof,

AND EXCEPT: that part of the Southwest Quarter of Southwest Quarter (SW $\frac{1}{4}$ of SW $\frac{1}{4}$) of Section 17, Township 48 North, Range 25 West, more particularly described as: Beginning at the Southwest corner of said Section 17; thence North 00°45'44" West, 330.04 feet along the West line of said Section 17 to the North line of the South Half of South Half of Southwest Quarter of Southwest Quarter (S $\frac{1}{2}$ of S $\frac{1}{2}$ of SW $\frac{1}{4}$ of SW $\frac{1}{4}$); thence North 89°49'43" East, 315.00 feet along said North line; thence South 00°45'44" East, 329.98 feet to the South line of said Section 17; thence South 89°49'02" West, 315.00 feet along the South line of said Section 17 to the Point of Beginning,

AND EXCEPT: that part of the Southwest Quarter of Southwest Quarter (SW $\frac{1}{4}$ of SW $\frac{1}{4}$) of Section 17, Township 48 North, Range 25 West, more particularly described as: Commencing at the SW corner of said Section 17, Township 48 North Range 25 West; thence North 89°49'02" East along the South line of Section 17, a distance of 1,140.97 feet to the Point of Beginning; thence North 89°49'02" East continuing along said South line, a distance of 177.83 feet to the Southeast corner of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$; thence North 00°04'27" East along the East line of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$ and the West 1/16th line of Section 17, a distance of 593.73 feet; thence North 90°00'00" West, a distance of 60.00 feet to the East boundary of a Conservation Easement, Document 2016R-05877 at Marquette County Records; thence the following three courses along the East boundary of said Conservation Easement; North 90°00'00" West 97.82 feet, South 17°34'51" West 68.80 feet, and South 00°00'00" West 326.78 feet to the South line of said Conservation Easement; thence South 00°00'00" West, a distance of 201.93 feet to the Point of Beginning,



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635 CIRCLE DRIVE • IRON MOUNTAIN, MI 49801 • PHONE: 906-774-3440

ORIGINAL

RECEIVED

MAR 25 2022

LETTER OF TRANSMITTAL

TO: Jason McCarthy

DATE: 3-24-22

Marquette Township

Planning/Zoning Administrator

JOB NO: 220042

1000 Commerce Drive

RE: Shops of Marquette East

Marquette, MI 49855

Site Plan Review Application

WE ARE SENDING: Attached Under separate cover via _____ the following items:

COPIES	DATE	NO.	DESCRIPTION
1	3/22/22		Application for Site Plan Review and Legal Description
3	3/24/22		Civil, Landscape, Architectural, Lighting, Structural and Detail Plans

THE ABOVE TRANSMITTED (check below):

For Approval

As Requested

Other: _____

For Your Use

For Review and Comment

REMARKS:

Mr. McCarthy,
Attached are the site plan review application and associated plans. Please contact Mike Conter at 734-476-4068 or via email at tbmltd@aol.com if you have an specific questions regarding the proposed project.

Thank you.

COPY TO: File

SIGNED: _____

Karisa V. Roell
Karisa V. Roell, P.E.



MARQUETTE TOWNSHIP FIRE DEPARTMENT

2801 Venture Drive
Marquette, Michigan 49855
Ph | 906.228.4296
Fx | 906.228.4297
www.marquettetownship.org

Tuesday, 29 March 2022

Michael Conter
7537 Noah's landing
Gregory, MI 48137

**COPY FOR YOUR
INFORMATION**

RE: Proposed Shops of Marquette East Project

I have had the opportunity to review the site plan for the Shops of Marquette East Project. I offer the following observations:

1. **REQUIRED FIRE FLOW:** The required fire flow per NFPA 1 is 2000 GPM. If the Building is fully protected by a sprinkler system the flow can be reduced 50%. The flow available is 2,600 GPM. This is plenty sufficient.
2. **DISTANCE FROM HYDRANT TO BUILDING:** Hydrants were not located on the drawings. However, it appears that the nearest usable fire hydrant for the proposed project is under 300' from the building. This meets our minimum requirements.
3. **ACCESS GRADES AND TURNING RADIUS:** Access grades are less than 4% at the steepest point. This meets the minimum standard.
4. **OVERHEAD OBSTRUCTIONS:** No overhead obstructions were noted on the plans. If any unforeseen overhead obstructions come about. They must exceed 14' in height.
6. **EMERGENCY VEHICLE ACCESS:** Emergency vehicle access must be maintained at all times during construction. I will spot check the site during construction.

I am approving the site plan based upon the plans provided. If you have any questions, please feel free to contact me at (906) 228-4296, or by email at robcochran@marquettetownship.org.

Sincerely;

ROBERT COCHRAN
Assistant Fire Chief/Fire Inspector
Marquette Township Fire Rescue
Phone: 906-228-4296
Fax: 906-228-4297
E-mail: robcochran@marquettetownship.org

c.c. Dan Shanahan, Fire Chief
Erik Powers, Staff Planner

ARTICLE 18 – SITE PLAN REVIEW

SECTION 18.06: REQUIRED INFORMATION – (Cont.)

28. If the application relates to property scheduled for phased development, the proposed layout for the total projected development shall be indicated, and the projected scope and time period shall be estimated for each additional phase.
29. All applicable calculations in accordance with *Article 19, Performance Requirements*, referring the basic information cited in *Section 19.03, Performance Standards*.
30. The seal of the licensed engineer, architect, landscape architect, surveyor, or planner who prepared the plan.
31. Any such other information as may be required and/or deemed necessary by the Planning Commission or Zoning Administrator to properly and adequately evaluate the proposed project site plan or land use activity, and to assure the public health, safety and welfare of the existing and future residents and businesses.

SECTION 18.07: GENERAL STANDARDS FOR SITE PLAN APPROVAL

- A. The following general standards for site plan approval shall be utilized by the Zoning Administrator and, for site plan reviews under its jurisdiction, by the Planning Commission as part of the review process.
 1. The site plan shall be organized into a document reflecting adequate consideration of the various design alternatives in accommodating the physical site characteristics and constraints. The site plan shall further reflect the use of lands in accordance with their character and adaptability providing for orderly development within the framework of this Ordinance.
 2. The proposed land use and activity will be established in conformance with the requirements of the existing or proposed zoning district for the site, and shall be developed in such manner as to maximize the harmony and compatibility with the surrounding area.
 3. Any adverse effects created on-site by the proposed land use or activity shall be minimized utilizing effective landscaping design and screening techniques.
 4. The natural features of the site shall be protected and preserved in their original state in so far as practical wherever they can be utilized to enhance the development of the site.
 5. The proposed plan shall reflect a proper relationship between existing and proposed streets and highways within the vicinity. Every structure shall have adequate pedestrian access to public right-of-way, walkway, or other common use areas.

ARTICLE 18 – SITE PLAN REVIEW

SECTION 18.07: GENERAL STANDARDS FOR SITE PLAN APPROVAL – (Cont.)

6. All buildings and structures within the proposed site plan shall be accessible on all sides to emergency vehicles and emergency apparatus systems unless otherwise determined acceptable by the Marquette Township Fire Chief. Emergency vehicle access shall be available to the site by a public street and provided through the site for general and emergency vehicular access.
7. To complete the Site Plan Review (SPR) process, and to assure compliance with the requirements of the Township Life Safety and Pre-Fire Plan Review, the applicant shall submit three (3) complete sets of the final electrical/mechanical plans for all proposed on-site buildings, as submitted to the Marquette County Building Codes Department, to the Township Zoning Administrator for review and comment by the Township Fire Marshall. A written response, within ten (10) days from the date of submission, from the Township Fire Marshall to the applicant with copies provided to the Zoning Administrator and the Planning Commission shall be required prior to final Site Plan Approval by the Planning Commission.
8. Physical improvements to the site, including vehicular and pedestrian circulation systems, water and sewer service, storm drainage, electric power, and telephone utilities, as well as land balance, grading, and erosion control measures shall be designed and constructed in accordance with the requirements of the individual, federal, state, county, or local agencies adopted standards and specifications.
9. Adequate measures shall be taken to control and minimize adverse impacts to neighboring areas due to on-site land uses or activities. Nuisance controls, addressing problems of noise, vibration, smoke, odor, glare, light, heat, and drifted or fugitive materials shall be incorporated into the plan as required and in accordance with *Article XVIII, Performance Requirements, and the Schedule of District Regulations and Minimum Performance Standards for each District.*
10. A storm water management plan, which addresses on-site surface runoff problems and which can be integrated into a general drainage scheme for the area, shall be provided to assure against any adverse affects to neighboring or off-site property owners as well as to users of the site. Such plan shall indicate that no water run-off will occur onto any abutting property, greater than that occurring prior to development, unless appropriate riparian rights are secured from any such abutter. For any property located within the Whetstone Creek Drainage District or within a platted subdivision outside the Badger Creek Drainage District, all on-site water run-off greater than that occurring prior to development, shall be accommodated on the site itself.
11. Accessibility (ingress and egress) to the site shall be designed to assure safety and convenience to the general public. All parking areas located within the proposed site plan shall be in compliance with the requirements set forth in *Article 21, Off-Street Parking Requirements.*

ARTICLE 18 – SITE PLAN REVIEW

SECTION 18.07: GENERAL STANDARDS FOR SITE PLAN APPROVAL – (Cont.)

12. Exterior lighting plans shall anticipate adverse impact to adjacent properties; therefore, adequate design considerations shall be required to deflect or limit excessive light and glare which could impede the vision of drivers on adjacent roads or become a nuisance to adjacent property owners.

13. All development in Marquette Township is strongly encouraged to use green building and site design techniques. Green building and site design techniques are techniques that significantly reduce or eliminate the negative impact of building and site development on the environment and on the building occupants. Green building and site design and construction practices address sustainable site planning, protection of water and water efficiency, energy efficiency, conservation of materials and resources, and indoor environmental quality.

SECTION 18.08: ZONING ADMINISTRATOR/PLANNING COMMISSION REVIEW

Upon receipt of the complete site plan submission along with the receipt of comments from any affected federal, state, county, or local approving agencies, the Zoning Administrator or the Planning Commission for site plan review under its jurisdiction shall proceed with the review of the site plan documents to determine compliance with the requirements and general intent of the Zoning Ordinance. The Planning Commission for site plan reviews under its jurisdiction may, at its option may schedule and conduct a public hearing prior to the final approval of any site plan required by this Ordinance.

Within forty-five (45) days (unless extended by the Zoning Administrator) of the complete site plan submission, the Zoning Administrator or, for site plan reviews under its jurisdiction, the Planning Commission through the Zoning Administrator shall respond to the petitioner with a written approval, approval with conditions of modification, or disapproval. If approved, the Zoning Administrator and additionally the Planning Commission Chairperson, for site plan reviews under its jurisdiction shall sign and date three (3) complete sets of the site plan. One (1) approved, signed and dated set shall be returned to the petitioner and the other two (2) copies shall be retained by the Township for record purposes. If the site plan is disapproved, the reason(s) will be set forth in writing and forwarded to the petitioner by the Zoning Administrator.

SECTION 18.09: REVISIONS-MODIFICATIONS-CORRECTIONS-EXPANSIONS TO AN APPROVED SITE PLAN

Once a site plan has been reviewed and approved by the Zoning Administrator or, for site plan reviews under its jurisdiction, by the Planning Commission, it shall become a part of the record of approval. Subsequent actions relating to the authorized activity shall be consistent with the approved site plan unless a minor change, conforming to the procedures set forth in this Ordinance, is mutually agreed upon by the petitioner and the Zoning Administrator or Planning Commission. Any major changes requested specifically by the petitioner shall require a resubmission of the revised site plan in accordance with *Section 18.06 of this Article*, and will require payment of an additional review fee. Any expansion of an approved site plan and/or existing development involving 10,000 sf or more of impervious surface shall require submittal of a site plan for such expansion. If such expansion involves at least 500 sf, but less than 10,000 sf