

for site preparation and development.

- 11.240.5 Site plan, showing building(s), various functional use areas, circulation, and their relationship.
- 11.240.6 Preliminary building plans, including floor plans and exterior elevations.
- 11.240.7 Landscaping plans.
- 11.240.8 Deed restrictions, protective covenants, and other legal statements or devices to be used to control the use, development and maintenance of the land and the improvements thereon, including those areas which are to be commonly owned and maintained.

SECTION 11.250

PUBLIC HEARING BY PLANNING COMMISSION:

Within thirty (30) days after submission of the final development plan, the Planning Commission may hold a public hearing. If a second public hearing is held, notice shall be given as specified in Sections 11.200 and 11.210.

SECTION 11.260

RECOMMENDATION BY PLANNING COMMISSION:

Within sixty (60) days after receipt of the final development plan, the Planning Commission shall recommend to the Township Board that the final development plan be approved as presented, approved with supplementary conditions, or disapproved. The Planning Commission shall then transmit all papers constituting the record and the recommendations to the Township Board.

SECTION 11.270

CRITERIA FOR RECOMMENDATIONS BY PLANNING COMMISSION:

Before making its recommendation as required in Section 11.260, the Planning Commission shall find that the facts submitted with the application and presented at the public hearing establish that:

- 11.270.1 The proposed development can be initiated within two (2) years of the date of approval.
- 11.270.2 Each individual unit of the development, as well as the total development, can exist as an independent unit capable of creating an environment of sustained desirability and stability or that adequate assurance will be provided that such objective will be attained; the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under standard district regulations.