

- i. Landscaping plans may be submitted to the Township Building Inspector for technical review and to the Planning Commission for approval within ninety (90) days after final approval of the site plan. Plans may be submitted as an amendment to the site plan, thereby not requiring an additional review fee. On projects in excess of two (2) acres, the developer may file a phased plan for completing the landscaping pursuant to these standards.

SECTION 9.90 SITE PLAN APPROVAL:

A site plan review procedure is hereby established for Raisin Charter Township. The purpose of a site plan review is to determine compliance with the provisions set forth herein and to promote the orderly development of the Township, the stability of land values and investments in the general welfare, and to help prevent impairment of depreciation of land values and development by the erection of structures or additions or alterations thereto without proper attention to siting and appearance.

The following provisions in this section shall apply to all use requiring site plan review by this Ordinance, including multiple family developments, mobile home parks, commercial developments industrial developments, and all uses requiring a conditional use permit (single family and duplex units are not subject to site plan review). Approved plans shall regulate the development on the premises, unless modified in the same manner as the plans were originally approved. A site plan approval is required in any District for any private, public or commercial use, such as churches, libraries, playgrounds and parks, schools, rental halls, etc., where a Site Plan is not usually required.

9.90.1 Submission Requirements:

All site plans as required by this Ordinance shall be submitted to the Township in ten (10) copies. These copies will be distributed to the Township Planning Commission and Township Supervisor.

- A. All site plan reviews shall use the following procedures:
 1. Professional review by approved architect, planner or engineer may be obtained by the Township. The cost of review will be passed along to the applicant.
 2. The Planning Commission shall review the site plan at its next regularly scheduled meeting. The Planning Commission may elect to postpone a decision on the site plan until its next regularly scheduled meeting if the site plan is determined to be incomplete or has been submitted within seven (7) calendar days of the meeting.