

**CLEVELAND TOWNSHIP
LEELANAU COUNTY**

ORDINANCE NO. 2020-5

AMENDMENT TO THE CLEVELAND TOWNSHIP ZONING ORDINANCE

AN ORDINANCE TO AMEND ARTICLE IV. GENERAL PROVISIONS, SECTION 4.16 SITE PLAN REVIEW AND SECTION 4.16(h) STANDARDS FOR GRANTING SITE PLAN APPROVAL *ADDING (i)(20)*.

CLEVELAND TOWNSHIP HEREBY ORDAINS:

Amendment of Article IV "General Provisions" of Zoning Ordinance:

Section 4.16 Site Plan Review

Site Plan Review and approval of all development proposals listed below as required by the provisions of this section. *All Site Plans must demonstrate compliance with all applicable zoning ordinances, overlay and land use district requirements.* All single family residential developments are exempt from site plan review, except as noted in (a)(i) below. The intent of this Section is to provide for consultation and cooperation between the developer and the Planning Commission so that both parties might realize maximum utilization of land and minimum adverse effects upon the surrounding land uses consistent with the requirements and purposes of this Ordinance. Through the application of the following provisions, the attainment of the aims of the Cleveland Township Comprehensive Development Master Plan will be assured and the Township will develop in an orderly fashion.

The Township Board shall have the final authority to approve, deny, or approve with conditions all development applications, upon recommendation by the Planning Commission which shall have review and recommending authority for such applications.

Section 4.16 (h)(i) Standards for Granting Site Plan Approval

Add:

20. Projects in the Composite Wetlands Map Overlay district:

- a) Fill may not be used on the site to build a dwelling. Dwellings and accessory buildings must be on certified (EGLE or registered surveyor selected by the Township and financed by the property owner) upland sites.
- b) Driveways must be made of permeable materials. Fill may be used for driveways to a dwelling with fill not to exceed one (1) cubic yard per one (1) foot of driveway length on the most direct route possible from road to dwelling, with structures (e.g., culverts) if necessary to allow the flow of water, causing the least impact on wetlands.

- c) Fill shall consist of inert materials, which will not cause siltation nor contain soluble chemicals or organic matter, which is biodegradable. All fill shall be contained in such a manner as not to erode into any watercourse and/or wetland. All banks shall be stabilized with native wetland seed and lightly mulched (max 4 – inches deep) as necessary to prevent erosion.
- d) Side-slopes adjacent to wetland areas shall be 3:1 or gentler.
- e) Construction materials must not harm the environment (e.g., no wood treated with toxic substances, uncured concrete)
- f) Installation of holding tanks, after securing necessary permits, must sit above the water table and be covered in native Michigan vegetation.
- g) Upon completion of the project, the disturbed wetland areas shall be restored to the original contour elevation, revegetated and reseeded with species native to Michigan appropriate to the site to prevent erosion.
- h) Lawn and plant fertilizer containing phosphorous shall not be applied.

Effective Date

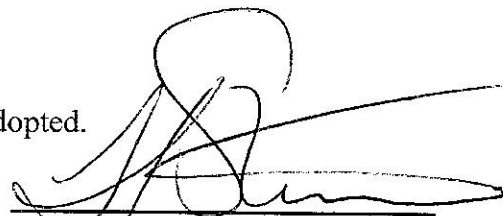
This Ordinance shall become effective thirty (30) days after publication in accordance with law.

At a regular meeting of the Township Board for Cleveland Township held on the 8th day of September, 2020, A. DIOTTE moved for adoption of the foregoing ordinance and J. Nowak supported the motion.

Voting for: 5

Voting against: 0

The Township Supervisor declared the ordinance adopted.



Tim Stein, Township Supervisor

CERTIFICATION

The foregoing is a true copy of Ordinance No. 2020-5 which was enacted by the Township Board for the Cleveland Township at a regular meeting held on September 8, 2020.



Jan Nowak, Township Clerk