

REQUIRED INFORMATION FOR SITE PLANS
 Ref. Article 11 of the Milan Township Zoning Ordinance for details

Plng. Comm. Rev. date

Township Board Rev. date:

1. Site Plan Application Form Content Requirements:	Reference MTZO Article	Remarks/Explanation
A. The name and address of the property owner and applicant.	11.03.1	
B. Name of proposed development.		
C. A legal description of the property under consideration.		
D. Land acreage and frontage on public roads or rights-of-way.		
E. Detailed description of the proposed use of the land.		
F. The name and address of the firm(s) or individual(s) who prepared the site plan(s).		
G. Signature of applicant and legal owner(s) of the property.		

2. Preliminary Site Plan Submission / Data Requirements	Reference MTZO Article	Remarks/Explanation
The following items shall be contained in the Site Plan, except where the Planning Commission determines that certain information is not necessary or applicable to the review:		
A. The Site Plan Application form along with the above A-G information.	11.03.1	
B. The seal of the licensed engineer, architect, or landscape architect preparing the plans.	11.03.2C	
<p>C. A Vicinity map* (such as a Certificate of Survey map*) indicating Existing Site Conditions:</p> <ul style="list-style-type: none"> - the gross land area of the development and of the overall property, - the present zoning classification thereof, - the zoning classification and the land use of the area surrounding the proposed development, - the location of the area in relation to surrounding properties, streets, freeways, school sites and other significant features of the community and - the location of all existing and proposed structures on and within 100' of the property's boundary. - Significant natural and historical features. <p>L. Existing buildings and structures.</p> <p>M. Surface water features.</p> <p>N. Floodplain areas.</p> <p>O. Wetlands over 2 acres in size.</p> <p>P. The limits of major stands of trees and a tree survey indication the location, species and diameter of all trees with a diameter of over eight (8) inches measured four feet above grade.</p>	11.03.2D, F, G.3, G.4	

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<p>D. A fully dimensioned Grading Plan map* of the land showing existing or proposed topographic information at a contour interval of two (2) feet or less. <i>Showing the relationship to its surroundings. Topography to be based on USGS datum and be extended a minimum distance of two hundred (200) feet outside the boundaries. Conceptual site grading plan and conceptual landscaping plan</i></p>	<p align="center">11.03.2E</p>	
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Note: * Map information may be included on one or more maps. Vicinity, Grading Plan, Drainage Control, Traffic, Landscaping, Utilities, Lighting, Outdoor Storage and Site Development Plan maps may be combined. The date, north arrow and scale. The scale shall not be less than 1" = 20', for property under three (3) acres and at least 1" = 100', for those three (3) acres or more.

G. Site Development Plan	Reference MTZO Article	Remarks/Explanation
<p>The Site Development Plan shall include the above Preliminary Site Plan Submissions A-E along with map*s (Vicinity, Grading or other map*s) detailing the following items. Maps may be combined.</p>	<p align="center">11.03.2.G:</p>	
<p>(1) A Site map* showing the LAYOUT location and dimensions of all existing and proposed:</p> <ul style="list-style-type: none"> - Total gross acreage involved; Total site acreage and percent of total project in various uses, including developed and undeveloped open space. - Lot and/or property lines, including building setback lines, number and size of dwelling units (ref. Art. 6.00-6.02); - Vehicle access (ref. 3.10); - Drives, pavement, right-of-way width of all abutting roads, streets, alleys, easements, sidewalks, curbing, curb openings; - Parking and unloading areas (show dimensions of a typical parking space, ref. Art. 14); - Signs, including free standing signs (ref. Article 15); - Exterior lighting (ref. Article 13.09.9); - Utilities, showing the size and location of existing and proposed: utilities, proposed connections to public sewer or water supply systems or location of well and septic system; - Recreation areas. Location and definition of function of both developed and undeveloped open spaces. Layout of facilities to be included on developed open spaces. <p>V. Depiction of major wooded areas and description of means to be employed to preserve them.</p> <p>CRITERIA: That structures, parking areas, outdoor storage areas, utility areas, lighting, and screening are so designed and located as to minimize the adverse effects of such uses on the occupants of the development and adjacent properties.</p> <p>That the design of structures, landscaping, and signs shall be appropriate and consistent with good design standards for the size and shape of the lot and the development shall provide an aesthetic improvement to the general area or neighborhood in which it is proposed to be located.</p>	<p align="center">G.1-5, G.8, G.9, G.12, G.14, 3.10, 6.00 -.02 13.09.9, Art. 14, Art. 15,</p>	

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<p>(2) A Traffic map* showing Vehicular traffic & pedestrian circulation features within and without the site including visibility at intersections (ref. Art. 3.07) and vehicle access (ref. Art. 3.10). CRITERIA: That there is a proper relationship between existing streets and highways and proposed deceleration lanes, service drives, ingress and egress drives, parking areas, and sidewalks to assure the safety and convenience of pedestrian and vehicular traffic. That all structures or groups of structures are arranged to permit emergency vehicle access to all portions of the site and all sides of structures.</p>	<p align="center">G.6 3.07, 3.10</p>	
<p>(3) Road Commission Application or permit (MCRC approval is required prior to final site plan approval) CRITERIA: That the proposed development meets the requirements and standards of, or has been approved by the appropriate local, county, or state agencies for vehicular ingress and egress.</p>		
<p>(4) A Landscaping map* showing the location of all proposed landscaping including: - Greenbelts, (ref. Art. 16.01); - buffer zones and berms, (ref. Art. 16.01); - fences or walls (ref. Art. 13.08.1F) and - any topographic alterations or changes in natural terrain (ref. Art. 13.01), CRITERIA: That natural landscape features are retained as possible, particularly where they provide a barrier or buffer between the development and adjoining properties used for a dissimilar purposes and where they assist in presenting the general appearance of the neighborhood or help control soil erosion or the discharge of storm water. That any adverse effects of the proposed development and activities which will impact adjoining occupants or owners shall be minimized by appropriate landscaping, fences, and walls in pursuit of these objectives and same shall be provided and maintained as a condition of the establishment and the continued maintenance of any use to which they are appurtenant.</p>	<p align="center">G.7 16.01, 13.01, 13.08.1F</p>	
<p>(5) A Drainage Control map* showing the location and size of all existing and proposed: - surface water drainage facilities, - areas of marsh, swamp and flood plains together with - any other feature that is of significance to the use and to the site (ref. Art. 13.01) <i>An indication of the proposed sewage and water supply systems, including documentation from a qualified engineer indicating the feasibility of implementing such systems.</i> <i>Y. Storm water and drainage systems. If county drains are involved, the proposed drainage shall be acceptable to the Monroe County Drain Commissioner. Storm drainage must be provided to an approved outlet or retention.</i></p>		<p align="center">G.10, G.11 13.01</p>
<p>(6) Drain Commission Application or permit (MCDC approval is required prior to final site plan approval) CRITERIA: That the proposed development meets the requirements and standards of, or has been approved by the appropriate local, county, or state agencies for grading, surface drainage and for the design and construction of storm sewers, storm water holding facilities, water mains, sanitary sewers and other improvements.</p>		

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<p>(7) A Outdoor Storage map* showing the location of any outdoor storage materials and refuse collection areas and the manner in which they shall be screened or covered. CRITERIA: That the storage of hazardous materials or waste, fuels, salt, or chemicals is designed to prevent spills and discharges to the surface of the ground, groundwater or nearby water bodies.</p>	<p align="center">G.13 13.00, 13.09.6 16.02</p>	
<p>(8) A Lighting map*, indicating the location, height, type, and intensity of all proposed lighting in order to be compliant with the provisions of Section 13.09.9 - Exterior Lighting and Glare. CRITERIA: That structures, parking areas, outdoor storage areas, utility areas, lighting, and screening are so designed and located to minimize the adverse effects of such uses on the occupants of the development and adjacent properties.</p>	<p align="center">G.14 13.09.9</p>	
<p>(9) Drawings assuring compliance with the architectural requirements of <i>Sec. 16.00 - MULTI-FAMILY, COMMERCIAL, OFFICE & INDUSTRIAL ARCHITECTURE</i>. CRITERIA: The purpose of Section 16 is to provide a set of exterior building wall material standards, the intent of which is to enhance the visual environment of the Township. Furthermore, the review of exterior building wall design and the consistent administration of standards can help to maintain the township's sense of place by encouraging consistent quality and character when structures are built or redeveloped. All development shall utilize quality architecture to ensure that a building is compatible with surrounding uses, protects the investment of adjacent landowners, blends harmoniously into the streetscape, and maintains a positive image for the Township's various commercial shopping districts.</p>	<p align="center">G.15 Art. 16.00</p>	
<p>(10) Property boundary Density. Proposed number and types of units (if applicable), and floor area per habitable space, location and height of all existing and proposed structures on and within 100' of the property's boundary. CRITERIA: Must comply with Art. 6.00 Schedule of Regulations - Maximum Lot Coverage; 9.01.6. Density Impacts Mitigated. The proposed type and density of use shall not result in an unreasonable increase in the need for or impact to public services, facilities, roads, and utilities and shall not place an unreasonable impact to the subject and/or surrounding land and/or property owners and occupants and/or the natural environment. 9.10.8B. Compatibility with Adjacent Uses. The proposed development shall set forth specifications with respect to height, setbacks, density, parking, circulation, landscaping, views, and other design and layout features to assure the compatibility and harmony in the land use relationships with the development of surrounding properties and the uses thereon.</p>	<p align="center">G.16 6.00 9.01.6 9.10.8B</p>	
<p>(11) Project Timing: If portions of the project are to be completed in stages, a detailed statement of staging will be required to be submitted. A less detailed plan of future stages will suffice initially, provided no building permit will be issued until said future stage final site plan is approved in accordance with the procedures set forth in this ordinance. <i>Depiction of proposed development phases.</i> BB. Architectural renderings of typical structures and landscape improvements, in detail sufficient to depict the basic architectural intent of the improvements. CC. If a multi-phased PDD is proposed, identification of the areas included in each phase. For residential uses, identify the number, type, and density proposed by phase. Schedule indicating the time within which applications for final approval of each phase of the PDD are intended to be filed.</p>	<p align="center">G.17, 3.05</p>	

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<p>(12) Other information as may be reasonably required in order to evaluate the proposed development.</p> <ul style="list-style-type: none"> - Does the use meet criteria of Zoning District and is the development a permitted use? (Article 5) - Are there any existing non-conforming uses? (3.01-02) If yes, when will they be removed? - Are there any temporary structures? (3.03) - Are Commercial Design Requirements met? (16.00) - How many employees? - Will Performance Standards for pollution (odor, dust, smoke etc); Light/Glare; Noise/vibration be met? (13.09) <p>Impact Assessments: GG. An assessment of the traffic impact of the proposed development on existing and proposed streets. HH. An assessment of the fiscal impact (costs and revenues) of the proposed development on the Township and the affected school districts. II. An hydrologic impact assessment describing the existing ground and surface water resources including, but not limited to, a description of the water table, direction of groundwater flow, recharge and discharge areas, lake levels, surface drainage, floodplains, and water quality as well as the projected impact of the proposed development on such resources. Any other information deemed appropriate by the Township to conduct the necessary reviews.</p>	G.18		
<p>- Engineering Opinion (If required by Planning Comm. or Township Board) CRITERIA: The Planning Commission may submit plans to other local agencies or departments or hire expert consultants, at the applicant's expense, so that they might comment on any problems the plans might pose. All outside comments will be received within the provided review periods.</p>			
<p>- Planner Opinion (If required by Planning Comm. or Township Board) CRITERIA: The Planning Commission may submit plans to other local agencies or departments or hire expert consultants, at the applicant's expense, so that they might comment on any problems the plans might pose. All outside comments will be received within the provided review periods.</p>			

ORDINANCE SECTIONS RELATED TO SITE PLAN REVIEWS

<p>3.05. COMPLETION OF CONSTRUCTION</p> <p>1. Nothing in this Ordinance shall require a change in plans, construction, or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption of this Ordinance or later amendment which may apply. Actual construction is hereby defined to include the placing of construction materials in a permanent position and fastening them in a permanent manner. Where excavation, demolition or removal of an existing building has been substantially begun preparatory to rebuilding, such excavation or demolition or removal shall be deemed to be actual construction provided that the work shall be carried on diligently. In the case of such excavation, demolition or removal, however, this provision shall expire and not be of effect three hundred and sixty-five (365) days following the effective date of adoption or amendment of this Ordinance, unless a permit for the actual construction of a new building has been issued by the Building Inspector.</p> <p>2. Where a building permit has been issued in accordance with the law within three hundred and sixty-five (365) days of such effective date and diligently pursued to completion, said building may be completed in accordance with the approved plans on the basis of which the building permit was issued and further, may upon completion be occupied by the use for which it was origin</p>
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3.07. VISIBILITY AT INTERSECTIONS

On a corner lot in any zoning district, no fence, wall, hedge, screen, structure or planting shall be placed in such manner to materially impede the vision between the height of two and one-half (2½) and ten (10) feet above the centerline grades of the intersecting streets in the area bounded by the edge of the street or curb lines of such corner lots and the line joining points along said street lines fifty (50) feet from their point of intersection as measured along the edge of the street line.

3.10. ACCESS TO STREETS

1. All lots shall adjoin a public street or shall adjoin a private street which has been approved as to design and construction by the Milan Township Board and the Monroe County Road Commission. All lots shall comply with the minimum lot width requirements of ARTICLE 6 - SCHEDULE OF REGULATIONS.
2. Lots of record existing at the date of adoption of this ordinance which lack access to streets shall be required to obtain an easement of at least sixty-six (66) feet in width prior to the placement of any new structure.
3. Every building and structure constructed or relocated after the effective date of adoption or amendment of this Ordinance shall be so located on lots as to provide safe and convenient access for fire protection vehicles and required off-street parking and loading area.

13.00. STORAGE OF MATERIALS

The following provisions shall apply:

1. Garbage, ashes, rubbish and similar refuse to be stored outside a building other than a single-family residential dwelling or a farm building shall be stored within approved containers and said containers shall be stored within a screened enclosure constructed in compliance with the requirements of Sec. 16.02 - DUMPSTERS AND WASTE RECEPTACLES.
2. The location or storage of abandoned, discarded or inoperative appliances, furniture, equipment or materials, (but not including inoperative vehicles or agricultural equipment), shall be regulated as follows (except for junk yards, in which case the regulations set forth in Section 13.03, herein, apply): On any lot or parcel in any Flood Plain, Agricultural, Residential, Commercial or Industrial District, the owner or tenant shall locate and store such materials so as to not create a condition of blight. Such storage shall be for future transfer to other premises.
3. No hazardous soil excavation or removal, no filling of land, and no creation or alteration of hazardous materials shall be permitted within the Township unless said operations are in compliance with the current standards of the State of Michigan and its agencies.
4. Hazardous Materials
 - A. It shall be unlawful for any person, firm, corporation or other legal entity to pollute, impair or destroy the air, water, soils or other natural resources within the Township through the use, storage or disposal of hazardous substances.
 - B. Any person, firm, corporation or other legal entity operating a business or conducting an activity which uses stores or generates hazardous substances shall obtain the appropriate permits or approvals from the appropriate agencies.

13.09.6. Flammable Materials: The storage of flammable materials shall either be within structures approved for the use by the Milan Township Building Inspector, which shall be set back not less than fifty (50) feet from any lot line, or in open storage which shall be back not less than one hundred and fifty (150) feet from any lot line. The storage and handling of flammable liquids, liquefied petroleum, gases and explosives shall be in accordance with the State rules and regulations as established by Act 207, P.A. of 1941, as amended.

13.01. PRESERVATION OF ENVIRONMENTAL QUALITY

The following shall apply:

1. In any zoning district, no river, stream, watercourse or drainage way, whether filled or partly filled with water or dry in certain seasons, shall be obstructed or altered in any way at any time by any person, except when done in conformance with County, State and Federal laws and standards.
2. No person shall alter, change, transform, or otherwise vary the edge, bank or shore or any lake, river or stream except as provided in the Inland Lakes and Streams Act, Act 291 of the Public Acts of 1965, as amended.
3. No person shall drain, remove, fill, change, alter, transform or otherwise vary the area, water level, vegetation or natural conditions of a marsh, swamp or wetland except after receiving approval of a site plan from the Soil Erosion Officer in accordance with the Soil Erosion and Sedimentation Act, Act 374, P.A. of 1972, and from the Planning Commission in accordance with ARTICLE 11 - SITE PLAN REVIEW, herein. Any alterations shall conform to the requirements of applicable State and Federal agencies and in accordance with ARTICLE 8 - FLOOD PLAIN OVERLAY DISTRICT (FP) regulations.

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13.08. FENCES, WALLS AND OTHER PROTECTIVE BARRIERS

I. All fences of any nature, type or description located in the Township of Milan shall conform to the following regulations:

A. The erection, construction or alteration of any fence, wall or other type of protective barrier shall be approved by the Building Inspector as to their conforming to the requirements of the zoning district wherein they are required because of land use development, and to the requirements of this Section.

B. Fences in all Residential Districts, located along the line dividing two (2) lots or parcels which are not specifically required under the regulations for the individual zoning districts, shall conform to the following requirements:

(1) No fence in a front yard shall hereafter be erected in excess of four (4) feet in height above the grade of the surrounding land.

(2) No fence shall hereafter be erected in excess of six (6) feet in height above the grade of the surrounding lands in a side or rear yard.

(3) All fences hereafter erected shall be of an ornamental nature of wood, chain link, extruded manmade materials, or other metal construction. Barbed wire, spikes, nails, or any other shape point or any instrument dangerous to human safety of any kind is prohibited on top or on the sides of any fence.

C. Fences in the AG District may be located on all property or road right-of-way lines of a parcel of land providing such fences are maintained in good condition.

D. Fences of woven wire or chain link topped by strands of wire may be permitted in any district for lands surrounding Public Utility or Municipal buildings or uses that due to their nature would be considered essential.

E. Fences shall comply with the requirements of Sec. 3.07 - VISIBILITY AT INTERSECTIONS.

F. In districts other than Residential and Agricultural, fences shall be approved through the site plan review process.

13.09. PERFORMANCE STANDARDS

Performance standards are established in order to preserve the short and long-term environmental health, safety, and quality of the Township. No parcel, lot, building or structure in any district shall be used or occupied in any manner so as to create any dangerous, injurious, noxious or otherwise objectionable element or condition so as to adversely affect the surrounding area or adjoining premises. Any use permitted by this Ordinance may be undertaken and maintained if acceptable measures and safeguards are employed to limit dangerous and objectionable elements to acceptable limits as established by the following performance standards. No use, otherwise allowed, shall be permitted within any district which does not conform to the following regulations of use, occupancy, and operation. These regulations are established as minimum requirements to be maintained. Nothing contained herein is intended to restrict farming operations in accordance with the Michigan Right to Farm Act, PA 93 of 1981.

13.09.1. Smoke/Air Pollution: It shall be unlawful for any person, firm or corporation to permit the emission of smoke or air contaminant from any source to a density greater than that permitted by Federal Clean Air Standards and those standards promulgated by the State of Michigan or in such volume as to create pollution to a subject site or adjoining properties such as to cause a public nuisance.

2. **Airborne Solids:** Dust, smoke, soot, dirt, fly ash, and products of wind erosion that will be produced as a result of site operations shall be subject to the regulations established in conjunction with Part 55 of Act 451 of 1994, the Air Pollution Control section of Michigan's Natural Resources and Environmental Protection Act, as amended, or other applicable state or federal regulations. No person, firm or corporation shall operate or maintain any process for any purpose, or furnace or combustion device for the burning of coal or other natural or synthetic fuels, unless such processes or devices use or are equipped with recognized and approved equipment, methods, or technology to reduce the quantity of gas-borne or airborne solids or fumes emitted into the open air. The readily detectable drifting of air-borne matter beyond the lot line, including wind-blown dust, particles or debris from open stock piles, shall be prohibited. Emission of particulate matter from material products, or surfaces subject to wind erosion shall be controlled by paving, eloquesent salts, wetting, covering, landscaping, fencing, or other means.

3. **Odor:** The emission of odors which shall be found to be obnoxious to any considerable number of persons at their place of residence shall be prohibited.

5. Glare and Radioactive Materials: Glare from any process or operation shall be shielded so as to be invisible beyond the property line of the premises on which the process is performed. Radiation, including radioactive materials and electromagnetic radiation such as that emitted by the X-ray process or diathermy, shall not be emitted to exceed quantities established as safe by the U.S. Bureau of Standards, when measured at the property line.

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7. **Noise:** This section provides for noise limitations for emitting and receiving zones located in various zoning districts as established. No person shall operate or cause to be operated on private or public property any source of sound in such a manner as to create a sound level which exceeds any of the limits set for the zone categories in the following table.

Maximum Permissible Sound Pressure Table - reference MTZO.

C. Measurements. The measurement shall be made at or beyond the property line of the property on which such noise is generated or at or within the property line of the property on which such noise is received, as inappropriate. Measurement shall be done at a minimum height of 4' above the ground. The measurement of sound shall be made either with a sound level meter that meets or exceeds the ANSI requirements of the American Standard Specification for sound Level Meters, Type I or Type II (ANSI Sections 1.4 – 1971) or with an Octave Band Analyzer that meets or exceeds the requirements of ANSI (Sections 1.6 – 1960) or any subsequent nationally adopted standards superceding the above standards. In both cases, the instruments should be maintained in calibration and good working order. When a sound level meter is used, it shall be set to the A weighting scale and in the FAST response mode. A windscreen shall be mounted on the microphone and the noise limitation shall be the concentration of sound energy within a limited number of bands, but its use shall not be restricted to such situations. W

D. Exemptions: The provisions of this article shall not apply to farming equipment.

E. Analysis. Where an octave band analysis is not done, an A-weighted sound level measurement of the noise shall be taken. When the method is used, the noise limitations shall be the A scale

8. Vibration: Machines or operations which cause vibrations shall be permitted in Industrial Districts, provided that vibrations emanating therefrom shall not be discernable and substantially ar

13.09.9. Exterior Lighting and Glare

A. Glare from any process (such as or similar to arc welding or acetylene torch cutting) which limits emits harmful ultraviolet rays shall be performed in such a manner as not to be seen from any point beyond the property line, and as not to create a public nuisance or hazard along lot lines.

B. The design and/or screening of the development shall insure that glare from automobile and commercial or industrial vehicle headlights shall not be directed into any adjacent property, particularly residential property.

C. Exterior lighting shall be located and maintained to prevent the reflection and glare of light in a manner which creates a nuisance or safety hazard to operators of motor vehicles, pedestrians, and neighboring land uses. This provision is not intended to apply to public street lighting. Any operation, which produces intense glare shall be conducted within an enclosure so as to completely obscure and shield such operation from direct view from any point along the lot lines. Exterior lighting shall be located, operated, and maintained so as to prevent any glare and light from creating a nuisance or safety hazard to operators of motor vehicles, pedestrians, and neighboring land uses.

13.09.9D. On-site lighting, i.e. parking, building lights, etc. shall conform to the following regulations:

(1) It is the goal of the Township to minimize lighting levels to reduce offsite impacts, prevent the reflection and glare of light in a manner which creates a nuisance or safety hazard to operators of motor vehicles, pedestrians, and neighboring land uses, and to promote “dark skies” in keeping with the rural character of Milan Township.

(2) When site plan review is required, all lighting, including signage and ornamental lighting, shall be shown on site plans in sufficient detail with appropriate photometric studies to allow determination of the effects of such lighting upon adjacent properties, traffic safety, and overhead sky glow. The objectives of these specific actions are to minimize undesirable on-site effects.

(3) Only non-glare, color-corrected lighting shall be permitted. For all nonresidential uses, full cutoff shades are required for light sources so to direct the light onto the site and away from adjoining properties. The light source shall be recessed into fixture so as not to be visible from off site. Building and pole mounted fixtures shall be parallel to the ground. Wall-Pack type lighting shall be prohibited.

(4) Lighting for uses adjacent to residentially zoned or used property shall be designed and maintained such that illumination levels do not exceed 0.1 foot-candles along property lines. Lighting for uses adjacent to nonresidential properties shall be designed and maintained such that illumination levels do not exceed 0.3 foot-candles along property lines.

(5) Where lighting is required, maximum light levels shall not exceed 25 foot-candles directly beneath a light fixture. Lighting levels shall not exceed 3 foot-candles as measured directly between two fixtures. The Township Board, after receiving a recommendation from the Planning Commission, may allow for an increased level of lighting above maximum permissible levels when the Board determines that the applicant has demonstrated that such lighting is necessary for safety and security purposes. For the purposes of this ordinance, all lighting measurements shall be taken at ground level.

(6) For parking lots of less than 100 parking spaces, lighting fixtures shall not exceed a height of sixteen (16) feet measured from the ground level to the centerline of the light source. For parking lots of more than 100 spaces, lighting fixtures shall not exceed a height of eighteen (18) feet measured from the ground level to the centerline of the light source.

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<p>(7) Building or roof-mounted lighting intended to attract attention to the building and/or use and not strictly designed for security purposes shall not be permitted.</p> <p>(9) Outdoor lighting, including sign lighting shall be permitted only during business hours.</p>
<p>(8) Subdivision or site condominium street lighting is not permitted. The Township Board, after receiving a recommendation from the Planning Commission may allow for street lighting when the Board determines that the applicant has demonstrated a need for such lighting.</p>
<p>(10) The Township Board, after receiving a recommendation from the Planning Commission, may allow for an increased level of lighting above maximum permissible levels when the Board determines that the applicant has demonstrated that such lighting is necessary for safety and security purposes.</p>
<p>16.02. DUMPSTERS AND WASTE RECEPTACLES</p> <p>Dumpsters, including waste receptacles and compactors, shall be designed, constructed and maintained according to the standards of this section. Dumpster location and details of construction shall be shown on site plans. A change in dumpster location or size shall require modification to the enclosure, as warranted by this section.</p> <p>1. Location: Dumpsters shall be located in the rear yard or non-required side yard, unless otherwise approved by the Planning Commission. For commercial and industrial sites adjoining residential district, the waste receptacle enclosure shall be as far as practical, and in no case be less than twenty five (25) feet from any adjacent residential district.</p> <p>2. Access: Dumpsters shall be easily accessed by refuse vehicles without potential to damage automobiles parked in designated parking spaces.</p> <p>3. Base: The foundation for the dumpster shall be at least nine (9) feet by nine (9) feet, constructed of six (6) inches of reinforced concrete pavement. The foundation shall extend six (6) feet beyond the dumpster pad or gate to support the axle of a refuse vehicle.</p> <p>4. Screening: Dumpsters shall have an enclosing lid or cover and be enclosed on three (3) sides with a wood gate on the fourth side. The enclosure shall be constructed of brick, decorative concrete or other durable material with a maximum height of six (6) feet or at least one (1) foot higher than the dumpster and spaced at least three (3) feet from the dumpster. The Planning Commission may allow a wooden enclosure provided the lumber is treated to prevent decay or is determined to be durable and suitable for outdoor use. Suggested timber materials include Cedar, No. 2 Cedar rough sawn seasoned, Redwood, No. 2 Common Finish (S4S), Douglas Fir-larch or Southern Pine.</p>
<p>16.00. MULTI-FAMILY, COMMERCIAL, OFFICE & INDUSTRIAL ARCHITECTURE</p> <p>1. Purpose: The purpose of this Section is to provide a set of exterior building wall material standards, the intent of which is to enhance the visual environment of the Township. Furthermore, the review of exterior building wall design and the consistent administration of standards can help to maintain the township's sense of place by encouraging consistent quality and character when structures are built or redeveloped. All development shall utilize quality architecture to ensure that a building is compatible with surrounding uses, protects the investment of adjacent landowners, blends harmoniously into the streetscape, and maintains a positive image for the Township's various commercial shopping districts.</p> <p>2. Applicability: This Section shall apply to all construction, except single family residential structures, for all exterior building walls and shall consist of those materials and combinations of materials as set forth in this section. Architecture shall be reviewed by the Planning Commission as a part of site plan review under the requirements of this section.</p> <p>3. Wall materials: The use of exterior wall materials on walls that face a public road or a public parking lot shall be in compliance with the maximum percentages permitted in the "Schedule I</p>
<p>16.00.8. Site Elements: Signs and other site features shall be designed and located on the site so that the proposed development is aesthetically pleasing and harmonious with nearby developments. Sign bases shall be constructed of material which is compatible with the principal building. Developments shall provide site features such as decorative entry signs, ornamental lighting, pedestrian furniture and/or fountains.</p>