

## CHAPTER 1116

### Site Plan Review Not Involving New Construction

#### 1116.01 Purpose.

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#### 1116.01 PURPOSE.

Site plan review by the Planning Commission regulates the placement of structures and sites in a manner which considers the following concerns and, where necessary, requires modification of development proposals to eliminate or minimize potential problems and nuisances. The principal areas of concern are:

- (a) The balancing of a landowner's request to use their land with the corresponding rights of abutting and neighboring land owners to live without undue disturbance (i.e., noise, smoke, fumes, dust, odor, glare, storm water run off, etc.).
- (b) The convenience and safety of vehicular and pedestrian movement within the site, and in relation to adjacent roads.
- (c) The adequacy of waste disposal methods and pollution control of surface or ground water.

(Ord. 91-2006. Passed 12-28-06.)

#### 1116.02 PROJECTS REQUIRING SITE PLAN REVIEW.

No permit for the construction, exterior alteration, relocation, occupancy, or change in use of any building shall be given and no existing use shall be established or expanded in floor area except in conformity with a site plan approved by the Planning Commission. Site plan review shall also be required for the resumption of any use discontinued for more than one year, or for the expansion of any existing use. Required approval includes proposals for commercial, industrial, office, multiple family residential dwelling units (4 or more), municipal, institutional, utility, fraternal or recreational purposes.

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#### 1116.03 PROCEDURE.

(a) An applicant shall file with the Zoning Administrator a copy of a site plan for each zoning request. A copy of the site plan shall be filed with the Zoning Administrator at least two weeks prior to the next scheduled meeting of the Village Planning Commission. The site plan shall contain the following materials:

- (1) The existing zoning classification of the property in question.
- (2) The floor plan of intended building for specific use.
- (3) Location and dimension of all off-street parking and loading areas including the number of spaces.
- (4) Location, size, height and orientation of all signs, both existing and proposed.
- (5) Location of all streets project is fronting on.

(6) Such other information as required by the Planning and Zoning Commission to determine the conformance with this Code.

(b) The Planning and Zoning Administrator shall transmit copies of the application to each member of the Planning Commission one week prior to the Planning Commission meeting.

(c) The Planning Commission shall review the site plan pursuant to the site plan review guidelines. An open meeting shall be held to consider the application, and the Planning Commission may approve, disapprove or approve with modifications the site plan as submitted.

(Ord. 91-2006. Passed 12-28-06.)

#### 1116.04 GUIDELINES.

The following principles shall guide the exercise of the "Site Plan Review" by the Planning Commission:

- (a) Conformance with all applicable provisions of the Planning and Zoning Ordinance.
- (b) Convenience and safety of both vehicular and pedestrian traffic within the site and in relationship to adjoining ways and properties.
- (c) Reasonable demands placed on Village services and infrastructure.
- (d) Adequacy of methods for sewage and refuse disposal and the protection from pollution of both surface waters and ground water.
- (e) Protection of abutting properties and Village amenities from undue disturbances caused by excessive or unreasonable noise, smoke, vapors, fumes, dust, odors, glare, storm water run off, etc.

(Ord. 91-2006. Passed 12-28-06.)

#### 1116.05 ENFORCEMENT.

The Planning and Zoning Administrator may suspend any permit license, issue a stop work order, file an injunction or issue a violation notice when work is not performed as required.

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