

PLAINFIELD CHARTER TOWNSHIP
KENT COUNTY MICHIGAN

An Ordinance to amend the Kent County Landfill – 10 Mile Road Planned Unit Development (PUD) to change the a portion of the approved development plan from a light industrial park (undeveloped) to a baseball and softball sports complex.

[10 Mile PUD]

PLAINFIELD CHARTER TOWNSHIP ORDAINS:

WHEREAS, the following described properties were rezoned to Planned Unit Development by the Plainfield Charter Township Board of Trustees on July 7, 2003; and

41-10-02-100-011 legal description:

WFRL 1/2 NWFRL 1/4 EX S 204 FT OF N 264 FT OF W 290 FT & EX N 60 FT ALSO NEFRL 1/4 NWFRL 1/4 EX N 60 FT * SEC 2 T8N R11W 154.51 A.

41-10-03-200-008 legal description:

NEFRL 1/4 EX N 60 FT * SEC 3 T8N R11W 191.25 A.

WHEREAS said property rezoned to PUD consists of two areas previously identified as “Development Area A” and “Development Area B;” and

WHEREAS, the Township has received an application to amend the Development Agreement and Zoning Ordinance as to Development Area A;

Section 1. The 10 Mile PUD is hereby amended to change the permitted uses for Development Area A from the current light industrial uses as identified in the original approval, to a baseball and softball sports complex as shown on the Development Plan last dated December 23, 2011, subject to the terms and conditions of this Ordinance:

Section 2. The amendment is expressly subject to all of the following terms and conditions.

(a) Development Area A. The terms and conditions for Development Area A as approved by the Plainfield Charter Township Board of Trustees on July 7, 2003 are hereby repealed.

(b) Development Plan. Development Area A shall comply in all respects with the Development Plan for the baseball and softball sports complex with a last revision date of December 23, 2011, except where the Plan has been changed, revised, or modified by this Ordinance. The provisions of this Ordinance shall control, except as to matters modified by subsequent review of the Township, in which case such modifications shall control.

(c) Land Use. Development Area A shall be constructed and used only for a baseball and softball sports complex as shown on the Development Plan.

(d) Site Plan Approval. Site Plan Approval, in accordance with Chapter 28 of the Plainfield Charter Zoning Ordinance, is required for all buildings, structures, and recreation facilities.

(e) **Signage.** The Planning Commission shall determine the number, type, size and location of all signs at the time of site plan review.

(f) **Outdoor lighting.** An outdoor lighting plan shall be submitted at the time of site plan review and shall be subject to Planning Commission approval.

(g) **Landscaping and Screening.** A final landscaping plan shall be submitted at the time of site plan review and shall be subject to Planning Commission approval.

(h) **Sidewalks and Trail System.** The location and construction details (type of material and width) of sidewalks and trails shall be determined at the time of site plan review.

(i) **Traffic/Parking.** A final plan for access to and from Development Area A, internal traffic matters and parking, including operation and maintenance agreements, shall be submitted at the time of site plan review and shall be subject to Planning Commission and Township Board approval.

(j) **Public Sanitary Sewer and Public Water.** Development Area A shall be served by a public water supply system and a public sanitary sewer system. All aspects of the sanitary sewer system and water supply system shall be subject to the approval of the Township Engineer.

(k) **Storm Water Drainage.** The applicant shall submit a storm water drainage plan. The storm water drainage plan and the design construction and operation of the storm water drainage system shall comply in all respects with the Township's Storm Water Management Ordinance. The drainage plan and storm water drainage system for Development Area A shall be reviewed by the Township engineer and shall be subject to the engineer's approval, under the terms of the Storm Water Management Ordinance.

3. Additional Provisions. All of the provisions of the Zoning Ordinance and other applicable Township ordinances shall control Development Area A except where inconsistent with this ordinance, in which case the provision of this ordinance shall supersede and control any other such provisions.

The terms and conditions for Development Area B as approved by the Plainfield Charter Township Board of Trustees on July 7, 2003 are affirmed and are not modified by this Ordinance.

4. Effective Date. This Ordinance shall become effective thirty (30) days after its publication or thirty (30) days after the publication of a summary of its provisions in a local newspaper of general circulation.

Yeas: _____

Nays: _____

Absent: _____

Ordinance declared adopted.

I, K. Scott Harvey, the Clerk of Plainfield Charter Township, certify that the foregoing is a true and accurate copy of an ordinance adopted by this Township Board of Plainfield Charter Township at a properly noticed regular meeting held on _____, 2012.

K. Scott Harvey, Clerk

Plainfield Charter Township