CHAPTER 13

"P-D" - PLANNED DEVELOPMENT ZONE

Section 13.01 - DESCRIPTION AND PURPOSE

A zone which shall be established only upon application by the owner of the property for non-ordinary uses such as, extraction of natural resources, outdoor theater, drive-in, race track, shopping center, industrial parks, convalescence and nursing homes, sanitary landfills, seasonal trailer parks, country clubs, golf clubs, golf courses, golf driving ranges, amusement parks, riding stables, mobile home parks, ski area, skeet, trap and archery ranges, and similar uses not otherwise authorized by this Ordinance and which may require special treatment with regard to screening or setbacks and side and rear yards or which may generate special traffic or other police problems. This zone shall also be available for areas where problems of terrain may require special treatment on matters of setback or side and rear yard or land area restrictions. Except as hereinafter stated, the administrative provisions as stated in Section 19.06 D, F, and G shall apply.

Section 13.02 - USE REGULATIONS AND PROCEDURE

A.   The owner of any parcel of land which is situated in an area which is not substantially fully developed, or of fully developed land on which it is proposed to raze buildings and redevelop may make application to the Planning Commission for a change of zoning to the "P-D" Zone. Such application shall be made under the provisions of Chapter 17. The applicant must own all the land for which the application is made and the proposed development must be planned and developed as one cohesive development

B.   At any public meeting prior to rezoning, the Township Board may recommend to the Planning Commission that such regulations as said Township Board deems necessary to protect the general health, safety and public welfare of the residents of the Township, be imposed by said Planning Commission. The recommendations so made by said Township Board shall be predicated on the standards established in Chapter 17.

C.   The Planning Commission shall meet prior to the adoption by the Township Board of the rezoning and shall determine which of the recommendations made by the Planning Commission and the Township Board, under Chapter 17, shall be required and may make any other reasonable requirements which it deems advisable under the particular circumstances involved to protect the public health, safety and general welfare. In making its determination, the Planning Commission shall make other considerations necessary to insure:

   1.   Consistency with and promote the intent and purpose of the Ordinance.

   2.   That the P-D authorized will be compatible with adjacent use of land, the natural environment and the capacities of public services and facilities effected by the use; and

   3.   Consistency with the public health, safety and welfare of the Township.

The Planning Commission or Township Board decision of approval or disapproval of application shall not be appealable to the Zoning Board of Appeals.

Section 13.03 - TIME LIMIT ON CONSTRUCTION, REVERSION AND REZONING TO FORMER CLASSIFICATION

Every application for P-D together with all recommendations made under Chapter 17, when approved by the Planning Commission and adopted by the Township Board, either as submitted or resubmitted in modified form shall constitute a binding agreement by the applicant that the use permitted under this Chapter shall be made, completed and operated as shown on the development plan as part of the project in accordance with the provisions of this Chapter and that the area which has been zoned P-D shall lose that status and revert to and be resumed to its former zoning classification upon the happening of the following:

If the construction of the approved buildings and improvements shall not be undertaken within one (1) year of the rezoning or within such additional time extension as may be authorized by the Planning Commission.

Section 13.04 – GENERAL PROVISIONS

See Chapter 2, GENERAL PROVISIONS for supplemental requirements and height, area, and yard restrictions.