

PROCEDURES OF RURAL OPEN SPACE APPLICATIONS

This checklist and attached information is for applicant's general assistance. It is not intended to amend or modify the Township's Zoning Ordinance or Master Plan in any manner. Applicants are strongly encouraged to purchase a copy of the Township Zoning Ordinance and Master Plan and read them thoroughly before applying.

Rural Open Space Option developments are to follow the same procedures for special land uses, as outlined in Article 5. Section 5.02 generally requires the submittal of 20 copies of the completed application, in addition to 20 copies of a site plan (prepared pursuant to Article 4).

After submittal of required information, a public hearing will be held. The Planning Commission is required to supply a recommendation to the Board and the Township Board has final authority on the application.

In addition to the site plan submittal requirements of Section 4.03(B) and the special land use submittal requirements of Section 5.02(A), Article 18 also requires the submittal of a site features inventory (18.03) and the development of a conventional site development plan (18.04)(E)(2) to determine the number of lots that could be attained on the development parcel if developed conventionally. The conventional plan has direct bearing on the number of lots attainable in the ROSO proposal.

The applicant has the option of submitting a preliminary site plan pursuant to Section 4.06 prior to submitting a final site plan pursuant to section 4.04. The submittal of a preliminary plan (15 copies required in Section 4.06) should come before the holding of the required public hearing.

Rural Open Space Option applicants have the option of requesting a "pre-application meeting" at the Township Hall before making formal submittals. This meeting would typically be attended by the applicant, the township's planning and engineering consultants, the Planning Commission Chairperson, and a Township Board Representative. The meeting is intended to shed light on whether the proposed project appears reasonably feasible. All comments made at such a meeting are non-binding as no participant in the meeting can speak for either the Planning Commission or the Township Board as a whole.

An escrow amount of \$4,000 will be collected upon receipt of either the pre-application form or the Rural Open Space Land Use Permit. This escrow account will cover fees of the land planner and engineer and any other experts and will include a clerical charge of 20% of expert billing. Any escrow amount remaining will be reimbursed.