

Capital Asphalt Redi-mix Operation
3080 Toddiem Drive, Howell
Review Process

Ready-mix operations requiring elevator storage tanks, conveyors and batching equipment and asphalt batch plant, asphalt mixing, batching or paving plants require special land use and site plan approval in the Industrial zoning district pursuant to the Genoa Township Zoning Ordinance. See Article 19 of the Zoning Ordinance to review information regarding Special Land Uses and Article 18 to review information about the Site Plan Review process.

Procedurally, the zoning ordinance provides two options to seek approval. The first is by using conventional zoning to seek special land use and site plan approval. For this project, the conventional zoning process must also include variances from the height standards of the ordinance and also from the special land use conditions related to quantities of above ground hazardous material storage and access off a primary road or 86' minimum right of way. The special land use and site plan must be reviewed by the Planning Commission and approved by the Township Board and the variances must be approved by the Zoning Board of Appeals.

The second option is to seek rezoning of the properties to Planned Industrial Development (PID). This involves entering into a development agreement with the Township to request flexibility in design in exchange for providing a benefit to the Township as determined by the Township Board. For this project, the applicant chose the Planned Development option and is proposing to install a road to allow trucks to access I-96 directly through Grand Oaks Drive thereby limiting traffic on Grand River Avenue. The second page of this memo will present the steps associated with the current application. Additional information regarding the Planned Industrial District, its approval process and standards can be found in Article 10 of the Zoning Ordinance.

Important points to remember –

- 1.) This is NOT a Township project.
- 2.) The Township is responding to an application requesting approval. The law requires that we process applications and applicants are legally entitled to due process.
- 3.) IF the rezoning and conceptual PUD are approved, it does not confer upon the owner the right to construct an asphalt plant.
- 4.) An asphalt plant requires special land use approval in both the existing and proposed zoning.

The process for Planning Industrial Development approval is presented on the next page.

(Requires Conceptual and Final PUD approval as well as Special Land use and Site Plan approval)

PLANNED UNIT DEVELOPMENT (PUD) SITE PLAN AND SPECIAL LAND USE PROCESS FOR CAPITAL ASPHALT

