



SYLVAN TOWNSHIP

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PC ACTION MEMO for May 27, 2023

DATE: May 18, 2023

TO: Sylvan Township Planning Commission

FROM: Carol Konieczki, Sylvan Township Zoning Administrator

SUBJECT: Group 10 Management – 81 unit final site plan extension

Attached is a letter from Group 10 Management requesting a second extension of the final site plan which was approved by the planning commission on September 23, 2021 with the following conditions:

- Approval of all state and local government standards and permits prior to issuance of a zoning permit.
- Landscaping to stop traffic around the Knox Box gate.
- Legal review and approval of the title.
- Final approval of the development agreement with the Board of Trustees and engineering approval for compliance with the Land Development Standards review

An extension was granted September 22, 2022 **Motion** by Seitz to provide a one-year extension to the Chelsea Square 81 unit final site plan approval which would take us to July 7, 2023, and that extension is based on good cause being the current impasse between Leoni and EGLE for further sewer extension, supported by Van Buren. Unanimously approved by roll call vote.

Sec. 30-78. - Final site plan. (f) Expiration of approval.

(1) A final site plan approval expires upon the occurrence of either of the following:

a. The applicant does not secure a building permit within 180 days of the date the final site plan was approved; or

b. The applicant does not start construction on the property and show evidence of diligently completing construction per the approved site plan 545 days after the date the final site plan was approved.

(2) Notwithstanding the conditions of expiration in subsection (f)(1) of this section, the planning commission may extend the approval period (i.e., grant extensions from the deadline set forth in subsection (f)(1) of this section) for up to one year upon applicant's written application and showing a good cause. The planning commission may approve more than one extension using the same good cause standard.

(Comp. Ords. 1994, §§ 15.764, 45.009, 45.010, 100.000, 104.000; Ord. No. 1, § 55.04, 8-19-1974; Ord. of 5-15-1980; Ord. No. 32, §§ 9, 10, 3-7-1995; Ord. No. 83, § 100.00(2), 8-2-2007; Ord. of 7-17-2008, § 3

ACTION REQUESTED:

Group 10, Chelsea Square 81 unit apartment complex is requesting a 2nd extension of the final site plan due to circumstances beyond their control regarding the delay in the Part 41/Wastewater System permit not being issued by Michigan EGLE and the on-going situation with Leoni Township and their unresolved problems with their waste-water treatment plant

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