

900 ARTICLE IX PLANNING COMMISSION

901 REVIEW CRITERIA FOR ZONING AMENDMENTS, SITE PLANS AND SPECIAL EXCEPTION USES

In reviewing amendments to this Ordinance, site plans and applications for special exception uses, the Planning Commission shall apply the following review criteria:

- A.** That there is a proper relationship between the existing streets and highways within the vicinity and proposed deceleration lanes, service drives, entrance and exit driveways and parking areas to assure the safety and convenience of pedestrian and vehicular traffic.
- B.** That the building, structures and entryways thereto proposed to be located upon the premises are so situated and designed as to minimize adverse effects therefrom upon owners and occupants of adjacent properties and the neighborhood.
- C.** That as many natural features of the landscape shall be retained as possible where they furnish a barrier or buffer between the project and adjoining properties used for dissimilar purposes and where they assist in preserving the general appearance of the neighborhood or help control erosion or the discharge of storm waters.
- D.** That any adverse effects of the proposed development and activities emanating therefrom upon adjoining residents or owners shall be minimized by appropriate screening, fencing, landscaping and drainage.
- E.** That all provisions of this Ordinance and other township, county, state and federal laws and regulations are complied with unless an appropriate variance therefrom has been granted by the Zoning Board of Appeals.
- F.** That all buildings and structures are accessible to emergency vehicles.
- G.** That the plan, as approved, is consistent with the intent and purpose of zoning to promote public health, safety, morals and general welfare; to encourage the use of lands in accordance with their character and adaptability; to avoid the overcrowding of population; to lesson congestion on the public roads and streets; to reduce hazards to life and property; to facilitate adequate provisions for a system of transportation; sewage disposal, safe and adequate water supply, education, recreation and other public requirements; and to conserve the expenditure of funds for public improvements and services to conform with the most advantageous uses of land, resources and properties; to conserve property values and natural resources; and to give reasonable consideration to the character of a particular area; its peculiar suitability for particular uses and the general and appropriate trend and character of land, building and population development.