

ARTICLE 27 PROJECT PLAN REVIEW

2700 PURPOSE

Project Plan Review (PPR) is the process whereby Township Zoning and professional entities from Lucas County and the State of Ohio review site development plans, maps, and other documentation to determine compliance with this Resolution and acceptable land development practices. Items to be considered include, but are not limited to, traffic, grading, topography, storm water management, preservation of natural features, adjacent land uses, general welfare and safety.

2701 APPLICATION REQUIREMENTS

PPR is required for all uses located in *Commercial* or *Industrial* Districts and the non-residential uses listed in this Resolution for the following:

- All new construction
- Additions (5,000 square feet or more)
- Enlargement (greater than 25% of gross floor area of existing building)
- Parking area is increased by ten (10) or more spaces.
- Multi-family dwellings
- Significant change of use

A completed application, required documentation, and zoning fees shall be filed with the Zoning Department, and as set forth in the PPR process for Sylvania Township, Motion # 01-01-0111, dated September 20, 2001, or as amended.

2702 EXPIRATION, EXTENSION OF APPROVAL

If construction of any phase of the approved site plan begins within two (2) years after approval is granted, the approval shall be valid until the development is completed. If no construction has begun within two (2) years after the approval has been granted, the site plan shall be void. ***The applicant may request a two (2) year extension prior to the expiration of site plan approval, provided there are no objections from review agencies and no major changes proposed.***