

ARTICLE VI CONDOMINIUM DEVELOPMENTS

Sec. 20-600 Condominium Developments

(a) Pursuant to authority conferred by Section 141 of the Condominium Act, (MCLA 559.241), Public Act 59 of 1978, as amended, all site condominium developments must be approved by the Flushing Township Planning Commission.

(b) Fees: Fees for the review of site condominiums shall be established from time to time by resolution by the Flushing Township Board.

(c) Zoning Compliance. All site condominium subdivisions and structures herein shall comply with all the use, size, sign, height, area and setback regulations of the zoning district in which the subdivision is located unless modified through the development of "Planned Unit Development".

(d) Site Condominium Subdivision review and approval procedures. Application for review and approval of site condominium procedures shall be made pursuant to the approval procedures outlined for "Planned Unit Developments", if applicable, and "Site Plan Review".

(e) Site Condominium Subdivision review application - Required information. A person, firm or corporation shall provide the following information with respect to the project:

- (1) Information as required under the Site Plan Review Provisions of this ordinance.
- (2) Location and size of condominium units, limited common areas, general common areas, sidewalks, landscaping features, signs and utilities.
- (3) Street and utility specifications and sectional diagrams.
 - i. If a site condominium subdivision is proposed to have private streets the Planning Commission shall require that the private streets be developed to the standards contained in 20-305.
 - ii. All public streets shall comply with the requirements of the township's subdivision control ordinance.
- (4) A copy of the proposed Master Deed and restrictions.
- (5) A completed Environmental Assessment Worksheet.

(f) Expansion or Conversion of Site Condominium projects. Prior to expansion or conversion of a condominium project to additional land, the new phase of the project shall undergo site plan review and approval