

Section 719.136 – Landfills, Transfer Stations, Waste Processing Plants, and Similar Uses

- A. The Lenox Township Board recognizes the Michigan Department of Natural Resources' authority to issue construction and operating permits for sanitary landfills and similar uses.
- B. The Township considers the requirements of Act 641 of 1978, as promulgated under authority of said Act, as the minimum standards for approval of any landfill, transfer station, or similar use. As such, it shall also be necessary for all proposed landfills to obtain a permit from the Lenox Township Zoning Board of Appeals, and all transfer stations and similar uses to obtain special land use approval from the Township Board, subject to the following requirements:
  - 1. Landfills shall be regulated by the Lenox Township Landfill Ordinance and shall be operated in conformance with a permit issued by the Township Board.
  - 2. The Planning Commission shall review all proposed landfills in the same manner as a special land use and make findings and recommendations as to whether the granting of a permit as proposed would:
    - a. Permanently impair the intended land use potential of the property in question.
    - b. Detrimentially affects the adjoining properties.
    - c. Be consistent with the planning and zoning of the area where the proposed operation is to be located.
  - 3. Transfer stations, waste processing plants, incinerators, and similar uses shall meet the following criteria for special land use approval:
    - a. Must be in an HI – Heavy Industrial District.
    - b. Must be located on a paved, public road capable of carrying Class A loadings on a yearround basis.
    - c. Shall not be in a floodplain or wetland.
    - d. Shall not be located within 1,500 feet of any occupied residences.

- e. All internal roads and drives shall be paved with asphalt, concrete, or similar hard surface material.
- f. All such uses shall be set back at least 200 feet from all property lines.
- g. An 8-foot-high, landscaped berm shall be constructed along all sides of the proposed use.
- h. The active area of the transfer station, waste processing plant or incinerator shall be surrounded by a 6-foot-high security fence of chain-link or similar non-climbable design.