

Section 719.138 – Yard Waste and Composting Facilities

A. Yard waste composting facilities, those that manage the biological decomposition of organic matter under controlled, aerobic conditions, may be permitted in Agricultural districts only, subject to the issuance of a Special Land Use Permit by the Planning Commission and compliance with the following conditions and standards:

1. Only yard waste, typically including leaves, grass clippings, brush, and tree or shrub trimmings, shall be composted at such facilities.
2. Material shall only be accepted in paper bags or unbagged.
3. The decomposition process shall be appropriately managed and maintained in an aerobic condition to prevent all unnecessary odors.
4. Ponded water shall not be permitted to collect on a yard waste composting site. A plan for the collection, retention, and drainage of stormwater shall be provided for review and approval. The Planning Commission shall require that the plan provide a settling basin/detention pond and vegetation filtration of runoff before discharge off-site. Vegetation filtration shall be accomplished by using a 50-foot-wide perimeter strip of grass or a similar measure.
5. The operator shall provide sufficient equipment on-site to properly manage the composting process. As a minimum, this shall include a front-end loader or similar machinery for loading and unloading operations; a windrow machine for turning and aeration operations; a shredder for reducing new material to smaller particle size for faster decomposition; a source of water or watering trucks; and a screen to improve the quality and marketability of the final product.
6. The site shall be level and well-drained. If the site abuts residentially zoned property, a buffer zone shall be maintained where no composting, storage, transfer, or loading activities will occur, equal to 500 feet from existing residences and 50 feet from adjoining property lines. All buffer areas shall be maintained as vegetative strips to facilitate the filtration of pollutants.
7. All site access roads, drives, and areas for employee parking shall be paved with asphalt or concrete.

8. The facility's handling volume of yard waste shall not exceed 7,000 cubic yards of incoming yard waste per acre of active composting area on-site, exclusive of access roads, service areas, parking areas, required buffer zones, and similar areas.
9. The operator shall provide the name, address, and phone number of the person responsible for operating the site and correcting all operational problems that may result in complaints being made to the Township.
10. The operator understands and agrees that failure to maintain and operate the site in a responsible manner that minimizes the potential for adverse impacts on neighboring properties shall constitute grounds for revocation of the permit by the Planning Commission.
11. Access to the site shall be controlled to prevent unauthorized dumping during nonbusiness hours. The operator shall establish a procedure and mechanism for the proper disposal of non-yard waste at an approved sanitary landfill.
12. Treated yard wastes shall be actively rotated; that is, they shall not be allowed to accumulate for longer than eighteen (18) months before being finished and removed from the site.
13. The operator shall provide plans showing all equipment maintenance and storage areas. Plans shall show the location of all fuel storage facilities and shall detail primary and secondary containment for all hazardous materials, including product-tight containers for primary containment.
14. The operator shall submit a bond, in an amount established by resolution of the Township Board, to guarantee restoration in the event of abandonment, clean-up of chemical or other hazardous spills, and the like.
15. An annual inspection/permit fee for all yard waste composting facilities shall be established by resolution of the Township Board.
16. Copies of all Michigan Department Natural Resources applications/permits, where required, shall be provided to the Planning Commission as part of the application package.
17. A licensed pest control company shall perform an annual inspection for rodents. Copies of the report shall be transmitted to the Township. If rodents

are detected, appropriate measures shall be taken to capture or exterminate them in an environmentally safe manner.

18. An annual test shall be performed to ensure that on-site soil and surface waters leaving the site are not contaminated by a concentration of nitrogen, phosphorus, phenols, pesticides, and herbicides. .