

ARTICLE 12.0
NR-NATURAL RESOURCE DISTRICT

SECTION 12.01 - PURPOSE

The Natural Resources District is designated with the recognition that sand and gravel deposits within the Township's land area are non-renewable natural resources necessary and beneficial to the economy of the Township and the regional area about and the welfare of its citizens. To provide for the utilization of this resource in a manner compatible with nearby residential areas, and to insure complete restoration of the sand and gravel areas ready for another land use at the conclusion of excavation and treatment, this Natural Resources District is hereby established. The land uses allowed in this district are subject to depletion of the available natural resources for which they exist. For this reason, this district is considered an interim zoning classification with the operations of the permitted land uses eventually leading to other approved land uses. The land uses allowed in the NR zoning district, by their on-going operation, can create significant changes to the environment, influencing the site, the surrounding land uses and long term community planning efforts. Per the Township Code, these uses are monitored through an annual permit process to insure compliance with an approved restoration/after-use plan.

SECTION 12.02 - PERMITTED USES

- A. Extraction of sand and gravel.
- B. Processing of sand and gravel.
- C. Extraction of other materials.
- D. Oil and natural gas wells.

SECTION 12.03 - CONDITIONAL REQUIREMENTS

The removal of sand, gravel, limestone, or similar materials by excavation, stripping, mining, or otherwise taking, and including on-site operations appurtenant to the taking, including washing, grading, sorting, crushing operations shall be carried on within the limits of the NR District. All extraction materials shall be washed, graded, and further processed and/or stored within the limits of the site, and no natural resource extracted outside the limits of the site shall be brought in for washing, grading, or further processing except in the event of a public emergency as declared and approved by the Township Board requiring the use of said natural resource. Resource related industries including, but not limited to: concrete batching plants and asphalt mixed plants shall not be permitted as a part of this Natural Resources District.

SECTION 12.04 - REVIEW REQUIREMENTS IN THE NR DISTRICT

- A. **Site Plan Review** – All uses in the NR district shall be subject to the site plan review requirements of Article 54.0 of this Ordinance. However, changes to a site plan that are directly related to the removal of product under an approved annual township permit shall not require a new site plan review, if the changes are consistent with both of the following:
 - 1. The operational requirements stated in township general regulations, and
 - 2. The approved restoration/after-use plan.
- B. **Operational Considerations** – Soil removal operations in this district are subject to the permit requirements of general township regulations. Each active site is reviewed annually by the Board of Trustees. These general operational requirements are hereby referenced as additional conditions of the Planning Commission site plan review under Article 54.0.

C. Review of Soil Removal Uses

1. Planning Commission Review – The Planning Commission shall complete their review prior to a new use in the NR District receiving a permit review from the Township Board. The applicant shall submit all information required for a permit under the general township regulations to the Planning Commission. Any Planning Commission approval of a site plan for a new natural resources use shall be contingent upon the approval of a required soil removal permit by the Township Board.
2. After Use Plan – In addition to the site plan requirements stated in Article 54.0, the initial site plan review of a use in the NR District shall require the submission of a after-use plan that indicates the feasible re-use of the site in a manner compatible with the adopted Township Land Use Plan for Future Land Use following termination of activities. This plan shall be the benchmark against which the annual township review of restoration activities will be gauged. This plan shall include the following information:
 - a. Proposed after-use of the site following restoration.
 - b. Proposed final topography of site at a minimum of five (5) foot contour intervals.
 - c. Proposed water bodies or wetlands.
 - d. Proposed closing elevations with adjoining properties.
 - e. Delineation of areas to be subdivided or otherwise partitioned for development.