Article 11 WIND ENERGY HARVEST SITE
(Adopted by the board on 3-14-2017)

A. Introduction: A Wind Site Assessment or a Wind Energy Harvest Site (commonly referred to as a "wind farm") may be approved by the Planning Commission as a special land use in the Agricultural Preservation zoned area, upon compliance with the conditions of this ordinance. The purpose is to provide a regulatory scheme for the designation of properties suitable for the location, construction and operation of wind energy conversion facilities in Elbridge Township, to protect the health, welfare, safety, and quality of life of the general public, and to ensure compatible land uses in the vicinity of the areas affected by wind energy facilities.

B. Small Turbines: A single small turbine to service the energy needs of the property where the structure is located shall be defined as follows:

1. A single wind turbine generator to service the energy needs of only the property where the structure is located may be approved in the agricultural preservation and the rural Preservation zones as a right of use if the total height does not exceed sixty (60) feet and is set back at least two (2) times the total height from property lines and road right of ways.

2. A single wind turbine generator to primarily service the energy needs of the property where the structure is located may be approved in the agricultural preservation and the rural Preservation zones as a special use per Section 10, provided the following:
   a. The total height shall not exceed one hundred twenty (120) feet.
   b. The rotor diameter shall not exceed thirty five (35) feet.
   c. The tower shall be set back a minimum of two (2) times the total height from all property lines, inhabited structures and road right of ways.
   d. Except for the above requirements the other requirements of Article 6 do not apply.

C. Definitions: For the purposes of this section, the following terms and phrases shall be defined as provided below:

1. **ANSI**. The American National Standards Institute.

2. **Applicant.** The legal entity, which includes an individual or a business that seeks to secure a special land use permit under this ordinance.

3. **Background Sound (L90)**. Background sound refers to the sound level present at least 90% of the time. Background sounds are those heard during lulls in the ambient sound environment, that is, when transient sounds from flora, fauna, and wind are not present. Background sound levels vary during different times of the day and night.

4. **Blade Reflection**. Blade reflection is the intermittent reflection of the sun off the surface of the blades of a wind turbine generator.

5. **Blade Clearance**. In reference to a horizontal axis rotor, the distance from grade to the lowest point of the rotor's swept arc.

6. **Emission**. Sound energy that is emitted by a noise source (WTG) is transmitted to a receiver (dwelling) where it is immitted (see "immission).

7. **Horizontal Axis Wind Turbine (HAWT)**. A wind turbine generator designed with a rotor mounted on a horizontal axis of rotation. The rotor thus sweeps through a vertical plane perpendicular to the motion of the wind.

8. **IEC**. The International Electrotechnical Commission.

9. **Immission**. Noise immitted at a receiver (dwelling) is transmitted from noise source (WTG) that emitted sound energy (see "emission").

10. **Inhabited Structure.** Any structure that is, or is likely to be, occupied by persons or livestock. This includes, but is not limited to dwellings, places of business, places of worship, schools, and barns.

11. **Low Frequency Noise (LFN.** Sounds with energy in the lower frequency range of 20 to 200 Hz.

12. **Measurement Point (MP)**. The location where sound measurements are taken such that no significant obstruction blocks sound from the site.

13. **Met Tower (Meteorological Tower)**. A guy-wire supported tower, containing instrumentation such as anemometers that is designed, and used for the assessment of wind resource on site.

14. **Nacelle**. The structure that is mounted on top of the tower and houses the rotor support shaft, mechanical and electrical components, and generator.

15. **Non-participating Property**. Any property within the notification area other than a Participating Property.

16. **Notification Area**. All land within Elbridge Township.

17. **Owner/operator**. The person or entity with legal ownership of the WTG, including successors and assigns, that has the authority and responsibility to operate the WTG on a day-to-day basis. An Owner/operator must have the legal authority to represent and bind decisions.

18. **Operations & Maintenance Office (OMO).** A local facility constructed for the purpose of operating and maintaining the Wind Energy Harvest Site including the storage of spare parts and consumable materials.

19. **Participating Landowner.** A landowner whose property (or portion thereof) is currently leased or proposed to be leased for the production, siting or development of a Wind Energy Harvest Site.

20. **Participating Property.** A property on which a WTG is located or proposed to be located, pursuant to an agreement with the Owner/operator.

21. **Project Boundary**. The external property boundaries of parcels owned by or leased by the WTG developers, upon which the Wind Energy Harvest Site is or shall be located. It is represented on a plot plan view by a continuous line encompassing the project area, within which all WTG(s) and related equipment associated with the WTG project are or shall be located.

22. **Rotor.** An element of a wind turbine generator that acts as a multi-bladed airfoil assembly, thereby extracting through rotation, kinetic energy directly from the wind.

23. **SCADA Tower**. A freestanding tower containing instrumentation such as anemometers that is designed to provide present moment wind data for use by the supervisory control and data acquisition system (SCADA).

24. **Setback**. The minimal allowable horizontal distance as measured from the Project Boundary to a structure.

25. **Shadow Flicker**. Alternating changes in light intensity caused by the movement of wind turbine generator blades casting shadows on the ground or a stationary object.

26. **Shadow Flicker Receptor**. An inhabited building affected by or potentially affected by shadow flicker, plus an additional one hundred (100) foot area surrounding the exterior of the inhabited building; and the entire outdoor public area surrounding schools, churches, public buildings and public roads within the area affected by or potentially affected by shadow flicker.

27. **Spectrum**. The description of a sound wave's resolution into its components of frequency and amplitude.

28. **Supervisory Control and Data Acquisition (SCADA).** A control system designed to acquire data and perform both automatic and manual control function to the Wind Energy Harvest Site.

29. **Total Height**. The height from grade to the highest vertical point of the swept rotor arc. In the case of wind turbine generator with horizontal axis rotor, the total height includes the distance from grade to the rotor axis of rotation within the nacelle plus one-half the swept rotor diameter.

30. **Tower**. The tubular structure, above grade, that supports the nacelle and rotor assembly.

31. **Wind Energy Harvest Site (Wind Farm)**. A Wind Energy Harvest Site is a location where any number of commercial grid-connected wind turbine generators are sited for the purpose of extracting kinetic energy from the wind, generating electricity, and supplying the electricity to the transmission utility ("grid").

32. **Wind Energy Harvest Site Construction Application**. An application to the Planning Commission seeking special land use approval to construct a Wind Energy Harvest Site.

33. **Wind Site Assessment Application**. An application to the Planning Commission seeking special land use approval to erect one or more anemometer towers (Met Towers") on lands deemed necessary by the applicant for wind resource assessment.

34. **Wind Turbine Generator (WTG)**. A device designed to extract energy from the wind and supply it in the form of electrical energy that is suitable for use by the local electrical transmission utility.

D. Application Requirements: The construction of a Wind Energy Harvest Site typically involves a two-phased process, whereby the feasibility of a Wind Energy Harvest Site is first tested through the conducting of a Wind Site Assessment and then, if testing is successful, a Wind Energy Harvest Site is constructed.

The applicant shall pay a non-refundable application fee of twenty thousand dollars ($20,000). The applicant shall also deposit in escrow a sum of fifty thousand dollars ($50,000) to cover all costs of all experts and professionals, including but not limited to engineers, surveyors, sound consultants and attorneys, as chosen by the Elbridge Township Board, to assist the township in reviewing the applications to ensure they comply with all ordinance requirements. If the costs exceed the amount in escrow the applicant shall pay all additional cost.

The Applicant shall also deposit with the township a sum of twenty thousand dollars ($20,000) to cover all cost of periodic inspections and enforcement that may occur during the years of operation. In the event that this fund becomes exhausted the applicant shall replenish the fund by the same amount as the original deposit, repeatedly as required.

Accordingly, each of these two phases shall require separate special land use applications meeting the requirements set forth below:

1. Wind Site Assessment Application. An applicant seeking special land use approval (special land use permit) for a Wind Site Assessment shall submit a site plan complying with the requirements of Article 6, and the following information:

a. Additional site plan elements:

i. The proposed location, size, height and type of all Met towers intended to assess the wind resource.

ii. The location of all buildings and any other structures on the subject assessment site as well as any buildings and dwellings on adjacent properties within 1½ times the proposed Met tower height.

iii. The features of the site including the location of roads both public and private, wood lots, property lines, and any other feature deemed pertinent by the Planning Commission.

b. The names, addresses, and phone numbers of the applicant, the owner/operator (if different), the owner of all equipment proposed to be installed, and the owner(s) of the land(s) within the project boundary.

c. A copy of that portion of the applicant's lease with the land owner(s) granting authority to install one or more Met towers for the purpose of conducting a Wind Site Assessment, which shall include a provision requiring the applicant to remove all equipment and restore the site upon cessation of the Wind Site Assessment.

d. Proof of the applicant's public liability insurance for the Wind Site Assessment in a minimum sum of two million dollars ($2,000,000), naming the property owner and the Township as additional insured.

e. A Met tower shall not be located on a site in excess of thirty-six (36) months. The Planning Commission may approve an extension of the permit upon proper proof of need or necessity.

f. An approved Wind Site Assessment application shall not be considered or construed to mean future approval of a Wind Energy Harvest Site construction application.

2. Wind Energy Harvest Site Construction Application. An applicant seeking special land use approval for Wind Energy Harvest Site construction shall submit a site plan complying with the requirements of Article 6, and the following additional materials and information:

a. A finalized site plan, bearing the certification(s) of all licensed engineering consultants and agencies required by law, showing in detail the following information:

i. The proposed location of all wind turbine generators and access roadways.

ii. The proposed location of the Operations and Maintenance Office, and all substations, permanent Met Towers and/or SCADA Towers comprising the proposed Wind Energy Harvest Site, if applicable.

iii. The proposed location of all underground and/or overhead cabling.

iv. The physical size and electrical nameplate capacity of the proposed wind turbines, including the total height and the swept rotor diameter.

v. The method, materials and color of fencing, if any.

vi. The method and type of tower lighting, if required.

vii. All existing structures, roadways, wetlands of all kinds, right of ways of all kinds, underground power and gas lines of all kinds, wooded lands, and farm lands.

b. A visual representation, including scale elevations of the proposed Wind Turbine Generators and perspective drawings or photographic representations showing the WTGs in relation to the landscape and surrounding land uses.

c. A copy of the applicant's lease with the participating landowner(s) for the Wind Energy Harvest Site, which must include a provision requiring the applicant, or owner/operator, to remove all equipment to a minimum depth of four (4) feet from the natural grade and restore the site upon cessation of Wind Energy Harvest Site operations.

d. The wind turbine generator manufacturer's specifications indicating:

   i. The rated nameplate output, in kilowatts or megawatts, of the wind turbine generators.

   ii. Safety features and sound characteristics.

   iii. Type of materials used in foundation, tower, blade, and/or rotor construction.

   iv. Manufacturer's MSDS (Material Safety Data Sheet) documentation including the type and quantity of the materials, lubricants, and coolants used to sustain the operation.

   v. A discussion of the SCADA system employed to control and operate the Wind Energy Harvest Site.

e. A sound impact study (noise report) prepared in accordance with Subsection D, below:

   i. The study shall include sound level information, reported in both dBA and dBC, and shall show sound level contours in 5 dB increments overlaying an aerial view and property survey map out to two (2) miles of the proposed Wind Energy Harvest Site boundary.

   ii. Predictions shall be made for the wind speed, direction and operating mode that would result in the worst case Wind Energy Harvest Site nighttime sound emissions.

f. A background sound level study, dBA and dBC (as LA90 and LC90), shall be performed defining the background noise level for all inhabited structures within two (2) miles of the proposed Wind Energy Harvest Site boundary.

g. Proof that the applicant has obtained or applied for approval from all other agencies having jurisdiction, including the following:

   i. Federal Aviation Administration.

   ii. County Road Commission and/or MDOT, as applicable.

   iii. County Drain Commission.

   iv. Other agencies having jurisdiction.

h. Proof of the applicant's or Wind Energy Harvest Site owner's liability insurance for the Wind Energy Harvest Site at a level of five million dollars ($5,000,000), increased annually by the estimated multiplication factor for the agricultural class, as determined by Oceana County or other taxing authority of jurisdiction; provided that, if the factor is less than 1.0, then 1.0 shall be the factor used.

i. A plan for resolving health-related complaints that can be reasonably attributed to the operation of the wind turbine generators, including, but not limited to, sleep deprivation, headaches, dizziness or nausea.

j. A plan for resolving claims by property owners within two (2) miles of the site where the inability to sell a property or a reduction in the value of a property can be reasonably attributed to the presence and/or operation of the wind turbine generators.

E. Sound Studies and Requirements. All studies or tests related to sound conducted in accordance with this ordinance shall meet the following standards and requirements:

1. Qualified Independent Acoustical Consultant. Persons conducting baseline and other measurements and reviews related to the application for a WTG or for enforcement actions against operating WTGs shall demonstrate competence in the specialty of community noise testing. An example is a person with Full Membership in the Institute of Noise Control Engineers (INCE). Others must demonstrate their qualifications and show field measurement experience with background data and wind turbine generator noise emission. The Professional Engineer (PE) certification does not test for competence in acoustical principles and measurement; a PE without adequate further qualification is not considered to be qualified under this ordinance. The Qualified Acoustical Consultant can have no financial or other connection to the WTG developer or related company. Any person or entity performing tests or studies under this ordinance shall provide proof of their qualifications to the Planning Commission.

2. Measurement. Standardized acoustical instrumentation and sound measurement protocol shall meet all the requirements of the following ANSI and IEC standards:

   ANSI S1.43 Integrating Averaging Sound Level Meters: Type-1 (or IEC 61672-1)
   ANSI S1.11 Specification for Octave and One-third Octave-Band Filters (or IEC 61260)
   ANSI S1.40 Verification Procedures for Sound Calibrators
   ANSI S12.9 Part 3 Procedures for Measurement of Environmental Sound
   ANSI S12.18 Measurement of Outdoor Sound Pressure Level
   IEC 61400-11 WTG systems –Part 11: Acoustic noise measurements

3. Background Sound Level. Because WTGs can potentially operate continuously, the background sound levels studies shall focus on the quieter periods which are often the evening and night. Sounds from the WTG of interest, near-by birds and animals or people must be excluded from the background sound test data. Nearby electrical noise from streetlights, transformers and cycling AC units and pumps etc., must also be excluded from the background sound test data. Several contiguous ten (10) minute tests may be performed in one hour to determine the statistical stability of the sound

and around the WTG. The frequency range of interest for wind turbine generator noise is approximately 6 Hz to 10 kHz.

F. Review Procedure: A Wind Site Assessment Application and Wind Energy Harvest Site Construction Application shall be evaluated by the Planning Commission pursuant to the procedures detailed in this Section and Article 6. The applicants and the entire Notification Area shall be notified by regular mail or personal delivery of the public hearing, in accordance with the notice requirements of the Zoning Act.

G. General Standards: In addition to meeting the requirements of Article 6, all Wind Site Assessments and Wind Energy Harvest Sites shall comply with the following standards for approval:

1. No portion of any tower or blades shall display any name, symbol, words, letters, advertising message, graphic representation or other written or pictorial matter. A nacelle may have lettering that exhibits the manufacturer's and/or owner's identification.

2. The visual appearance of all wind turbine generators within a Wind Energy Harvest Site shall be limited by the use of paint color and finishes that minimize visibility and reflectivity and create a consistent appearance among turbines and turbine components.

   a. Color shall be RAL 9001, or similar muted soft white or gray.
   b. At the time of application, a paint sample shall be provided for all visible turbine components to demonstrate consistent appearance in paint finish and color.
   c. Coatings shall be defined according to ISO 2813.2014 (or most recent version utilized at the time of turbine construction) at a viewing angle of 60 degrees with a gloss rating of less than or equal to 30 gloss units.
   d. All turbine components shall meet a gloss rating specification of equal to or less than 30 gloss units throughout special land use or shall be recoated at the owner's expense within 180 days of a determination of non-compliance.
   e. The Planning Commission, or designated staff, shall ensure verification of paint finishes and gloss ratings prior to erection of the turbine components, at the expense of the wind energy system owner, through a third party qualified tester using ISO 2813.2014 (or most recent version utilized at the time of turbine production) to demonstrate compliance.
   f. If the Planning Commission determines that additional testing of the paint finish is needed at any point during the duration of the special land use to confirm compliance with the 30 gloss unit maximum, testing shall be completed, at the expense of the wind energy system owner, by a third party qualified tester selected by the Planning Commission. Testing shall follow ISO 2813.2014 (or most recent version utilized at the time of turbine production) to demonstrate compliance.

3. Structures within the site, including any wind turbine generator, Met tower, and SCADA tower, shall not be illuminated by artificial means and shall not display strobe lights unless specifically required by the Federal Aviation Administration or other state or federal authority having jurisdiction over the site. If lighting is required, the lighting as installed shall not exceed FAA minimum standards.
4. The minimum vertical blade tip clearance from grade shall be sixty (60) feet for a wind turbine generator employing a horizontal axis rotor.

5. All conversion systems shall be equipped with manual and automatic over speed controls to limit rotation of blades to speed below the designed limits of the conversion system. The certified registered engineer and authorized factory representative shall certify that the rotor and over speed control design and fabrication conform to current engineering practices at the time of application. No changes or alterations from certified design shall be permitted unless accompanied by a certified registered engineer's and the authorized factory representative's statement of certification.

H. Setback Requirements:
The following setbacks and separation requirements shall apply to all wind turbine generators within a Wind Energy Facility.

1. On a participating property, each wind turbine generator shall be set back from the nearest inhabited structure a distance of no less than 3 times the total height of the turbine, measured from the nearest edge of the turbine at the base of the tower.
2. A wind turbine generator within the project boundary shall be set back no less than 6 times the total height of the turbine or 3,000 feet, whichever is greater, from the property line of the nearest non-participating property, measured from the nearest edge of the turbine at the base of the tower.
3. No wind turbine generator shall exceed five hundred (500) feet in total height.

4. Any Met tower or SCADA tower shall be located not less than one and one-half (1 ½) times the total tower height to any dwelling, road right of way or property line of any non-participating property.
5. Any wind turbine generator within a Wind Energy Harvest Site shall be located not less than two (2) times the Total Height from the nearest wind turbine generator tower or any road right of way, utility right of way, or buried gas line, measured from the nearest edge of the turbine at the base of the tower.

I. Noise Requirement: The following noise requirements shall apply to a Wind Energy Harvest Site.

1. The noise level for participating properties shall not exceed 47 dBA.

2. The noise level for non-participating properties shall not exceed 40 dBA, measured at the adjacent property line.

3. Low frequency noise levels due to wind turbine generator operation as measured inside or outside any inhabited structure or at any property line shall not exceed 10 decibels (measured as dBC) above the pre-development background noise level (measured as dBA).

J. Shadow Flicker and Blade Reflection: The Wind Energy Harvest Site shall be designed and sited to prevent shadow flicker and/or blade reflection from having a negative impact on any shadow flicker receptor, as defined herein.

1. A Wind Energy Harvest Site shall be designed so that shadow flicker or blade reflection does not discernibly impact any shadow flicker receptor.

2. Based on demonstrably valid complaints, field verification and modeling by a qualified consultant, if necessary, shall be paid for by the owner/operator and hired independently by the Planning Commission.

3. The owner/operator shall be responsible for mitigating the problem within 10 days from a final determination of any shadow flicker or blade reflection demonstrably attributed to the operation of the Wind Energy Harvest Site. Mitigation involving significant construction or physical modification shall be completed within 90 days, unless an extension is granted by the Planning Commission for due cause.

K. Electromagnetic Interference: Each WTG and Testing Facility shall be designed, constructed, and operated so as not to cause interference with television, microwave transmission and reception, navigational, or radio reception within the notification area or neighboring areas. Should any of these interferences occur the owner/operator shall restore it to not less than before turbine conditions within 30 days.

L. Stray Voltage Assessment and Requirements:

1. The applicant shall conduct and include a report of a preconstruction stray voltage test on all livestock facilities located within and one mile beyond the wind farm boundary.

2. Following construction of the wind farm, the applicant shall conduct a post-construction stray voltage test on all livestock facilities within and one mile beyond the wind farm boundary.

3. The tests shall be performed by a certified stray voltage investigator approved by the Planning Commission.

4. Applicant shall seek written permission from property owners prior to conducting testing on such owners' property. Applicant shall not be required to perform testing on property where the owners have refused to grant permission to conduct the testing.

M. Reporting Requirements:

1. The owner/operator shall notify the Elbridge Township Supervisor of any extraordinary event within 24 hours of that event. "Extraordinary events" shall

include but not be limited to tower collapse, catastrophic turbine failure, fires, leakage of hazardous materials, unauthorized entry to the tower base, thrown blade or hub, any injury to a Facility worker or other person that requires emergency medical treatment, or other event that impacts the public health and safety of the township or its residents.

Additionally, the owner/operator shall provide the Elbridge Township Supervisor and the residents of any occupied dwelling within two (2) miles with a hotline phone number for reporting of any such extraordinary events to an individual or manned facility designated by the owner/operator that can be contacted at any time.

2. An annual report shall be submitted to the Elbridge Township Supervisor which shall contain the following:

   a. Annual proof of liability insurance pursuant to subsection D, 2, h.

   b. Annual proof of decommissioning funds pursuant to subsection Q, 2.

   c. A summary of all complaints, complaint resolutions and extraordinary events.

N. Ownership change: The special land use permit is transferrable to a new owner/operator of the Wind Energy Harvest Site. The proposed new owner or operator shall be required to register with the Elbridge Township Supervisor, prior to the transfer of ownership or operation of the Wind Energy Harvest Site. The new owner/operator shall conform to all requirements of this Section.

O. Operational Requirements: The operation of a Wind Energy Harvest Site shall conform to operational requirements that reasonably protect the public from excessive danger due to weather conditions.

   a. Turbines to be shut down during an icing event or freezing rain is forecasted.

P. Complaint Resolution:

1. Serious Violations: Except as otherwise provided in this Section, the owner/operator of the Wind Energy Harvest Site shall respond within five business days to any complaint or complaints deemed by the Township Zoning Administrator to require immediate attention due to actual or probable endangering of persons or property. Testing, if required, and paid for by the Owner/operator, will commence within ten (10) working days of verification of the validity of the complaint. The owner/operator shall provide a mitigation plan within five (5) working days of being notified of the violation, which shall be implemented as quickly as needed to mitigate or avoid the actual or probable damage. Any costs attributable to mitigation or elimination of serious violations shall be borne by the owner/operator.

2. Other Violations: Except as otherwise provided in this Section, if the Township Zoning Administrator determines that a violation of the Ordinance or the special land use permit has occurred, and the violation is determined neither to be an emergency nor a serious violation as determined above, the Township Zoning Administrator shall

provide written notice to the owner/operator alleged to be in violation of this Ordinance or special land use permit. The Township Zoning Administrator and the involved parties shall engage in good faith negotiations to resolve the alleged violation. Such negotiations shall be conducted within thirty (30) days of the written notice of violation. The Owner/operator shall pay for any necessary testing if the Owner/operator is subsequently determined to be in non-compliance. The Owner/operator is responsible for mitigating the problem within thirty (30) days from the final determination of any cause attributed to the operation of the WTG. At the discretion of the Township Zoning Administrator, mitigation involving significant construction or physical modification may have up to ninety (90) days to be completed.

3. If a complaint is not mitigated to the satisfaction of both the affected party or parties and the Township Zoning Administrator, nothing in this ordinance, the special land use permit or the landowner lease agreement shall preclude the Township or the landowner from pursuing appropriate legal action

Q. Removal/Decommissioning:

1. Should any wind turbine generator discontinue producing power for a minimum of one (1) year, the owner/operator shall be required to provide a status report to the Township Board. A review of the status report by the Township Board may result in a request for the affected wind turbine generator(s) or the entire Wind Energy Harvest Site to be decommissioned. Failure to comply with a decommissioning request may result in the issuance of a stop operation order by the Township Zoning Administrator, and revocation of the special land use permit in accordance with Article 9.

2. The owner /operator shall post and maintain decommissioning funds in an amount equal to the net costs of decommissioning the Wind Energy Harvest Site; at no point shall decommissioning funds be less than one hundred percent (100%) of decommissioning costs. The decommissioning funds shall be posted and maintained with a bonding company or Federal or State-chartered lending institution chosen by the owner/operator and participating landowners posting the financial security, provided that the bonding company or lending institution is authorized to conduct such business within the State and is approved by the Township Attorney. No work can begin on the Wind Energy Harvest Site before the decommissioning bond is issued and accepted.

3. The Township Supervisor shall be notified within thirty (30) days of any changes in the status of a Wind Energy Harvest Site, including cessation of use, a change in its ownership, or a change in the terms of the underlying lease to the subject property.

R. Inspections:

Upon the provision of reasonable prior notice to the owner/operator, the Township Zoning Administrator, and/or his or her designated representative, may inspect any property for which special land use approval has been granted pursuant to this Section to determine whether the site complies with the applicable requirements of law and the terms of the special land use approval.

S. Effective Date:

This Ordinance shall become effective seven days after its publication or seven days after the publication of a summary of its provisions in a local newspaper of general circulation.