

Chapter 25

Planned Unit Development District (PUD)

25.01 Intent and Purpose

1. Intent. The intent of this chapter is to offer an alternative to conventional development and traditional zoning standards by permitting flexibility in the regulations for development through the authorization of Planned Unit Development (PUD) Districts. The standards in this article are intended to promote and encourage development on parcels of land that are suitable in size, location, and character for the uses proposed while ensuring compatibility with adjacent land uses and preserving the existing natural features of the area.
2. Purpose. The PUD rezoning process is provided as a design option to enable one (1) or more of the following:
 - A. Innovative land development in terms of variety, design, layout, and/or type of structures constructed;
 - B. Efficient use of land to facilitate a more practical arrangement of buildings, circulation systems, land use, and utilities;
 - C. Adaptive re-use of significant or historic buildings;
 - D. Mix of uses or residential types;
 - E. Preservation and protection of significant natural features, open space, and cultural/historic resources;
 - F. Promotion of efficient provision of public services;
 - G. Reduction of adverse traffic impacts and accommodation of safe and efficient pedestrian access and circulation;
 - H. Redevelopment of sites and/or buildings that are under-developed or have fallen into disrepair; and
 - I. Use and improvement of land where site conditions make development under conventional zoning difficult or less desirable.
3. Design Flexibility. The PUD process and standards provide for flexibility in design and permit variation of the specific bulk, area, setback, and other provisions of the Zoning Ordinance on the basis of a parallel plan and subject to the approval of the PUD by the Planning Commission and Township Board.

25.02 Qualifying Conditions

In order to be eligible for PUD rezoning, all of the following conditions shall be met:

1. Unified Control. The PUD shall be under the control of one (1) owner or group of owners and shall be capable of being planned and developed as an integral unit.
2. Minimum Acreage. For completely residential PUDs, the gross area of a tract of land to be developed as a PUD shall be a minimum of five (5) acres, unless waived by the Planning Commission and Township Board. For non-residential or mixed use PUDs, there shall be no minimum lot area.
3. Site Design Elements. In determining eligibility of land to be developed as a PUD, the Township shall assign proposed PUDs in residential districts a numerical score using the following table. To be considered for approval by the Township, the Community Development Department must determine that the proposed PUD qualifies for at least seven (7) total points using the criteria set forth below:

Criteria	Possible Points
A. Mixed-use development with residential and non-residential uses or a variety of building type with effective transitions between higher and lower density uses, and/or between non-residential and residential uses; or allowing incompatible adjacent land uses to be developed in a manner that is not possible using a conventional approach	1
B. Pedestrian/transit-oriented design with buildings oriented to the sidewalk and parking to the side or rear of the site	1
C. Preservation, enhancement, or restoration of natural resources (slopes, wetland areas, water views, etc.	3
D. Preservation or restoration of significant or historic structures or places	1
E. Provision of public places, community features, internal non-motorized trails, or recreational amenities	3
F. Efficient consolidation and/or site planning of poorly dimensioned parcels or property with challenging topography;	2
G. Redevelopment of under-utilized or blighted commercial or industrial properties	2
H. Mitigation of adverse impacts on public facilities (such as street improvements);	1
I. Significant use of sustainable building and site design features such as: stormwater filtration landscaping, low impact stormwater management, optimized energy performance, on-site renewable energy, passive solar heating, use of reused/recycled/renewable materials, indoor air quality mechanisms or other elements identified as sustainable by established groups such as the US Green Building Council (LEED) or ANSI National Green Building Standards	3
J. Significant preservation of large contiguous open spaces, stands of mature trees, woodlands and/or forested areas	3
K. Provision of off-site improvements reasonably related to the proposed PUD	1
L. Provision of perimeter trails consistent with the Plainfield Charter Township Non-Motorized Trails Master Plan	3
M. Other benefits that would not otherwise be attained or feasible through conventional zoning	1-3 ¹

¹ Point value to be determined by the Community Development Department

Points assigned to a proposed PUD by the Community Development Department using the table above shall be determined only on an “all or nothing” basis and no fractions may be awarded. The burden in determining whether or not a proposed PUD satisfies the criteria above to be considered for approval or for a density bonus pursuant to Section 25.05(3) shall be upon the applicant.

4. Master Plan. The applicant shall demonstrate that the proposed PUD is consistent with the adopted Plainfield Charter Township Master Plan.

25.03 Permitted Uses

Uses permitted in a PUD shall be limited as follows:

1. Any use permitted by right or by special land use in the underlying zoning district may be permitted in a PUD.
2. Any use consistent with the Plainfield Charter Township Master Plan and the Future Land Use Map may be permitted in a PUD.
3. In a non-residential zoning district, any use permitted by this Zoning Ordinance may be permitted in a PUD.
4. Residential, commercial, and public uses which are determined by the Township Board to be compatible with existing and adjacent land uses, the Zoning Ordinance, and each other and with adjacent land uses may be combined within a PUD district, unless prohibited elsewhere by this Section.
5. Only those uses approved for the PUD district shall thereafter be permitted within the PUD.

25.04 Non-Residential and Mixed Use PUDs

1. The Township may also approve a non-residential or mixed use PUD in the C1, VC, C2, C3, C4, C5, O, LI, or I districts in accordance with the standards of this Chapter. In approving a non-residential or mixed use PUD, the applicant shall demonstrate that the proposed PUD achieves one (1) or more of the following objectives that would not be possible under conventional zoning:
 - A. Market-driven development or redevelopment in places that are most conducive to accommodating additional activity.
 - B. Economic development through the creation of a mix of uses.
 - C. Walkable developments with pedestrian-oriented buildings and open space that connects to nearby destinations or neighborhoods.
 - D. Adaptive reuse of existing underutilized or obsolete industrial or commercial property or historic buildings.
 - E. Innovative land development in terms of variety, design, architecture, layout, and type of structures constructed;
 - F. Efficient use of land to facilitate a more practical arrangement of buildings, circulation systems, land use, and utilities;

2. Exceptions and Regulations. Non-residential and mixed use PUDs shall comply with the standards of this Chapter, with the following exceptions and additional regulations:
 - A. Non-residential and mixed use PUDs shall be connected to public water and public sanitary sewer service.
 - B. In non-residential and mixed use PUDs, the Township Board may reduce the open space requirements of Section 25.05(4-5) of this Ordinance.
 - C. The scoring requirements of Section 25.02(3) shall not apply to non-residential and mixed use PUDs.

25.05 Zoning Requirements

1. Density Requirements. The maximum gross residential density of a proposed residential PUD shall be determined in accordance with the following limitations:
 - A. For PUDs in the RP district, the gross density of a residential PUD shall not exceed one unit for each one and a half (1.5) acres, if public water and public sanitary sewer services are provided.
 - B. For PUDs in the RE district, the gross density of a residential PUD shall not exceed one unit for each one (1) acres, if public water and public sanitary sewer services are provided.
 - C. For residential PUDs in the RP or RE districts where public water and sewer services are not provided, the number of dwelling units shall not exceed the number of lots that would be permitted in the underlying zoning district under conventional means.
 - D. For residential PUDs in the R1, R1A, R2, R3, or R4 districts, the number of dwelling units in the PUD shall not exceed the number of lots that would be permitted in the underlying zoning district(s) under conventional means.
 - E. In all cases listed in A-D above, density bonus may be permitted pursuant to Section 25.05(3).
2. Deviations from Minimum Requirements. In approving a PUD, the Township may permit deviations from the lot area and width requirements, required buffers, open space areas, building setback requirements, height limitations, and other requirements of this Ordinance provided that such deviations are consistent with all other requirements of this Chapter and the following regulations:
 - A. The applicant shall identify, in writing, all proposed deviations from the underlying zoning district. Deviations may be approved during the PUD Concept Plan review by the Township Board after the Planning Commission recommendation. These adjustments may be permitted if they will result in a higher quality of development or better integration of the proposed use(s) with surrounding uses.
 - B. Deviations from the minimum requirements shall also satisfy at least one (1) of the following criteria:
 - 1) The proposed deviations shall preserve the best natural features of the site;

- 2) The proposed deviations shall create, maintain or improve habitat for wildlife;
 - 3) The proposed deviations shall create, improve or maintain open space for the residents;
 - 4) The proposed deviations shall enhance the views into the site as well as the view from dwellings to be built on site;
 - 5) The proposed deviations shall constitute an adaptive re-use or redevelopment of buildings and/or property, and/or;
 - 6) The proposed deviations shall result in a better development, consistent with the purposes of PUD expressed in Section 25.01 and the vision of the Plainfield Charter Township Master Plan.
3. Density Bonus. For a residential PUD, a density bonus of up to fifteen percent (15%) over what is allowed by Section 25.05(1) may be granted at the discretion of the Planning Commission and Township Board if the development provides additional amenities or preserves additional open space which would result in significant recognizable benefit to the Township and residents of the PUD.

In determining eligibility for a density bonus, the Community Development Department shall recommend a PUD be assigned a numerical score using the table in Section 25.02(3). To be considered for a density bonus by the Township, the Planning Commission must determine that the proposed PUD qualifies for at least ten (10) total points using the criteria set forth in Section 25.02(3).

4. Open Space Required. Residential PUDs within the RP, RE, or R1 zoning districts shall contain land area permanently devoted to open space equivalent to a minimum of 40% of the gross land area of the site.

For the purposes of this chapter, open space is defined as an area of land, which may include buildings or structures, not individually owned, which is designed and intended for the common use or enjoyment of the residents or occupants of a PUD. Open space includes areas of scenic or natural beauty and natural habitat; non-motorized trails, parks, playgrounds, woodlands, and similar features.

The following land areas shall not be considered open space for the purposes of this chapter:

- A. Lakes, streams, rivers, creeks or other natural bodies of water.
- B. Any area within a public road right of way or private road easement.
- C. Detention or retention ponds
- D. 50% of golf courses.
- E. Parking and loading areas and access drives.
- F. Areas within platted lots or site condominium units, and areas within the building envelope for condominiums.
- G. Areas within a 100-year floodway

- H. 50% of wetlands
 - I. 50% of areas within a 100-year floodplain, except as set forth in item (G) above.
5. Requirements for Open Space. Open space proposed as part of a residential PUD shall meet the following requirements:
- A. Open space shall be designated for use and/or enjoyment by all residents of the PUD, subject to reasonable rules and regulations. If a golf course, stable or similar facility is included within a PUD, membership shall be available to all residents of the PUD, subject to charges, fees, or assessments for use. Open space intended for common use shall be configured so it is reasonably accessible and usable by all residents of the PUD.
 - B. Where any portion of the PUD site is located within an area zoned RP or RE, the Planning Commission or Township Board may require that a portion of the required open space be located along the public road frontage abutting the site to help reduce the view of buildings on site from the adjacent street and to help preserve the rural character of the area.
 - C. Open space shall protect the rural character by establishing buffer zones along scenic corridors and improve public safety and vehicular carrying capacity by avoiding development that fronts directly on to existing roadways.
 - D. The minimum size of a required open space area shall be 3,000 square feet. The required open space abutting a public street may be reduced if those areas are designed and established as pedestrian or bicycle paths or are otherwise determined to be reasonably usable by residents of the PUD, as determined by the Planning Commission.
 - E. Open space shall be designed in such a way as to achieve the applicable purposes of this chapter and enhance the quality of the development.
 - F. To the extent practical, open space areas shall be linked with adjacent open spaces, public parks, bicycle paths or pedestrian paths.
 - G. Open space shall be located so as to be reasonably accessible to all residents of the PUD. Pedestrian access points to the required open space areas from the interior of the PUD shall be provided and shall be clearly identified by signs or a visible improved path for safe and convenient access;
 - H. Within undeveloped open space, grading shall be minimal, with the intent to preserve existing topography, landscaping, and other natural features, where practical.
 - I. Open space may contain golf courses, ball fields, tennis courts, swimming pools and related buildings, community buildings, and similar recreational facilities. However, no more than 50% of the required open space shall be occupied by these amenities.
6. Residential PUDs shall be connected to public water and public sanitary sewer service. The Township may waive the water/sewer requirement if the applicant demonstrates that there are exceptional circumstances that render the extension of public water and/or

sanitary sewer service infeasible or undesirable. In such cases, the applicant shall provide easements for future connection to public water and sanitary sewer to the satisfaction of the Planning Commission and Township Board.

7. Sidewalks on both sides of all streets within a residential PUD and/or non-motorized trails shall be required, unless waived by the Planning Commission and/or Township Board.

25.06 Procedures, Generally

An application for PUD rezoning, whether residential, non-residential, or mixed use shall consist of the following steps, which are detailed in Sections 25.07 – 25.10 herein:

1. Pre-application Conference and Optional Planning Commission Review. The Community Development Department shall review and discuss the proposed PUD rezoning application and Concept Plan with the applicant. The applicant may also attend a pre-application review of the proposed PUD Concept Plan by the Planning Commission.
2. PUD Concept Plan and PUD Rezoning.
 - A. The Planning Commission shall review the PUD Concept Plan and PUD Rezoning application, hold a public hearing, and make a written recommendation to the Township Board.
 - B. The Township Board shall review the PUD Concept Plan and PUD Rezoning application, and the written recommendation and findings from the Planning Commission, hold a public hearing, and make a final decision.
3. PUD Final Site Plan Review. The Planning Commission shall review the PUD Final Site Plan in accordance with Section 25.10 and Chapter 32 of this Ordinance.

25.07 Pre-application Conference and Optional Planning Commission Review

A pre-application conference shall be held between the applicant, the Community Development Department and other staff and/or consultants as deemed necessary by the Township.

1. A request for a pre-application conference shall be made to the Community Development Department. As part of the pre-application conference, the applicant shall submit a copy of a parallel plan (if required), a preliminary Concept Plan for the proposed PUD that shows the property location, boundaries, significant natural features, vehicular and pedestrian circulation, the proposed number and arrangement of lots or units with building envelopes, proposed open spaces, location of proposed buildings, and proposed land use(s) for the entire site.
2. The Community Development Department shall advise the applicant regarding whether the proposed PUD Concept Plan complies with the purpose and intent of this Chapter, and if it qualifies for PUD rezoning pursuant to the requirements of Section 25.02 of this Ordinance.

The Community Development Department shall also advise the applicant relating to the information required for Planning Commission's review and may withhold the submitted application from the Planning Commission until all required materials are submitted.

3. Preliminary Concept Plans of the proposed PUD may, at the applicant's option, be submitted for review to the Planning Commission prior to submission of an application for a PUD. The purpose of the meeting is to allow discussion between an applicant and the Planning Commission, and to inform the applicant of the acceptability of proposed plans prior to incurring extensive engineering and other costs which will be necessary for PUD review. Such preliminary Concept Plans shall include as a minimum the information specified in Section 25.07(1).
4. Formal action shall not be taken at a pre-application conference or optional Planning Commission review. Statements made at the pre-application conference or review by the Community Development Department or Planning Commission shall not be considered binding commitments or an approval of the preliminary Concept Plan.

25.08 PUD Concept Plan and PUD Rezoning

1. Required Information. Following the pre-application conference, the applicant shall submit a completed application form for PUD rezoning, any required application fees, and four (4) copies and a PDF of the PUD Concept Plan to the Community Development Department at least thirty (30) days prior the next Planning Commission meeting.

The PUD Concept Plan shall be professionally prepared by a licensed engineer, architect, and/or landscape architect and shall be drawn to a scale of not less than one (1) inch = 100 feet. The PUD Concept Plan shall, at a minimum, contain the following information:

A. General Information.

- 1) Name and firm address of the professional individual responsible for preparing site plan and his/her professional seal.
- 2) Name and address of the property owner or petitioner.
- 3) Scale, north arrow and date.
- 4) Acreage, gross and net.
- 5) Zoning of adjacent properties.
- 6) Legal property description.

B. Existing Site Conditions.

- 1) Boundary survey lines and setbacks.
- 2) Location sketch showing site, adjacent streets and properties within 200 feet or as directed by the Community Development Department.
- 3) Location, width and purpose of all existing easements and lease areas, including cross-access.
- 4) Abutting street right(s)-of-way and width.
- 5) Topography with contour intervals of no more than two (2) feet.

- 6) Natural features such as wooded areas, surface water feature, floodplains or floodways, wetlands, slopes exceeding 15 percent, lakes, rivers, creeks, County drains, and other significant site features, including the area of such features.
- 7) Existing buildings, structures, paved surfaces and areas, installed landscaping, and other significant physical infrastructure.
- 8) Size and location of existing utilities and status, where applicable.

C. Proposed Development.

- 1) Layout of proposed buildings, structures, driveways, parking lots, landscaped areas, and other physical infrastructure, as applicable, including the area of these improvements.
- 2) Recreation areas, common use areas, dedicated open space, and areas to be conveyed for public use.
- 3) Layout of sidewalks and/or pathways, both internal to the development and along the main road frontage.
- 4) Layout and typical dimensions of building envelopes, proposed parcels and lots.
- 5) Parking, stacking and loading calculations, if applicable.

D. Site Development.

- 1) Phasing plan, if applicable.
- 2) Conceptual plan for provision of public water and public sanitary sewer services.
- 3) Preliminary grading plan.
- 4) Stormwater concept plan.
- 5) Building type concepts, including building elevations and footprints.

E. Additional Information.

- 1) A narrative, which shall describe the proposed PUD, the proposed timeframe of development, the zoning district(s) in which it will be located, the overall residential density of the project, and documentation indicating how the qualifying conditions in Section 25.02 and the standards of Section 25.09 are met.
- 2) A table detailing all requested deviations identified in the PUD concept plan compared to the requirements of the underlying zoning district. This table shall clearly identify the requirement in comparison to the requested deviation.
- 3) The Community Development Department and/or the Planning Commission may require additional information from the applicant to better assist in the determination of PUD qualification such as, but not limited to, market studies, fiscal impact analysis, traffic impact studies, and environmental impact assessments.

2. Planning Commission Review and Public Hearing.

- A. The Planning Commission shall review the PUD Concept Plan at a regular or special meeting and shall hold a public hearing. Notice of the public hearing shall be provided in accordance with Section 103 of the Michigan Zoning Enabling Act, as amended.
 - B. Following the public hearing, the Planning Commission shall review the PUD Concept Plan in consideration of public hearing comments, technical reviews from township staff and consultants, correspondence from applicable review agencies, and compliance with the standards of this Chapter, and other applicable standards and requirements. Within a reasonable timeframe after the public hearing, the Planning Commission shall recommend approval, approval with conditions, or denial of the PUD Concept Plan and PUD rezoning ordinance to the Township Board. The Planning Commission's recommendation shall be documented with findings to justify its recommendation.
 - C. In order to recommend approval of the PUD Concept Plan and PUD Rezoning, the Planning Commission shall find that the standards of Section 25.09 are satisfied.
3. Township Board Review and Public Hearing.
- A. Following receipt of a recommendation from the Planning Commission on the PUD Concept Plan and PUD Rezoning, a public hearing of the Township Board shall be scheduled in accordance with Section 103 of the Michigan Zoning Enabling Act, as amended.
 - B. After the public hearing, the Township Board shall review the application in consideration of the Planning Commission's written recommendation, public hearing comments, technical reviews from township staff and consultants, correspondence from applicable review agencies, compliance with the requirements of this Chapter, and compliance with other applicable local, state or federal laws. Within a reasonable time, the Township Board shall approve, deny, or approve with conditions the PUD Concept Plan and PUD Rezoning. The Township Board's decision shall be documented with written findings stating its conclusions, its decision, the basis for its decision, and any conditions imposed on an affirmative decision.
 - C. In accordance with the Michigan Zoning Enabling Act, as amended, the Township Board may place reasonable conditions on the approval of a PUD, including a performance guarantee pursuant to Section 25.11(5) for the purpose of ensuring that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity; protecting the natural environment and conserving natural resources; ensuring compatibility with adjacent uses of land; promoting the use of land in a socially and economically desirable manner; and furthering the policies and vision of the Plainfield Charter Township Master Plan. Conditions attached to the approval shall be incorporated into the PUD adoption ordinance.
 - D. Approval of the PUD Concept Plan and PUD rezoning by the Township Board shall be incorporated into a rezoning amendment to the Plainfield Charter Township Zoning

Ordinance and Map. Such rezoning shall be shall become effective after notification and publication as required by the Michigan Zoning Enabling Act, as amended.

25.09 PUD Concept Plan and Rezoning Standards for Approval

In order to approve a PUD Concept Plan and Rezoning, the Planning Commission and Township Board shall find that all of the following standards are met:

1. The proposed PUD complies with the Intent and Purpose and all Qualifying Conditions of Sections 25.01 and 25.02 of this Chapter, respectively.
2. The uses conducted within the proposed PUD, the PUD's impact on the community, and other aspects of the PUD are consistent with, and further implement the policies of, the adopted Plainfield Charter Township Master Plan.
3. The proposed PUD shall be designed, constructed, operated, and maintained in a manner harmonious with the character of adjacent property, the surrounding uses of land, the natural environment, and the capacity of public services and facilities affected by the development.
4. The proposed PUD shall not be hazardous to adjacent property or involve uses, activities, materials, or equipment that will be detrimental to the health, safety, or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes, or glare.
5. The proposed PUD shall not place demands on public services and facilities more than current or anticipated future capacity.
6. The proposed PUD shall satisfy all applicable local, state, and federal statutes and regulations.

25.10 PUD Final Site Plan Review by the Planning Commission

1. Within 12 months after PUD Concept Plan and PUD rezoning approval by the Township Board, a minimum of four (4) copies and a PDF the PUD Final Site Plan for the entire PUD (or at least one phase of the PUD) shall be submitted by the applicant in accordance with Chapter 32 of this Ordinance to the Community Development Department.
2. All PUD Final Site Plans subsequently submitted shall conform to the approved PUD Concept Plan subject to minor revisions and all conditions attached to its approval, the PUD adoption ordinance, and the requirements of this Chapter.
3. For land uses within the PUD that require special conditions, such uses shall comply with all such required conditions unless deviations were approved pursuant to Section 25.04(2) of this Chapter.
4. For land uses within the PUD that require special land use approval, or for PUDs that contain private roads, subdivisions, and/or site condominiums, such uses shall be reviewed and approved in accordance with all other applicable sections of this Ordinance and other Township Ordinances as they may apply.

25.11 Approved PUDs

1. Phased Projects. Where a project is proposed for construction in phases, the project shall be designed so that each phase, when completed, shall be capable of standing on its own in terms of the presence of services, facilities, and open space, and shall contain the necessary components to ensure protection of natural resources and the health, safety and welfare of the users of the PUD and residents of the community. Each phase of a PUD project requires submittal of a site plan and review under the procedures and requirements of this chapter and other applicable Township Ordinances.
2. Amendments to an Approved PUD. An amendment to an approved PUD shall be reviewed and approved by the Planning Commission and Township Board pursuant to Sections 25.08(2-3), except that the Community Development Department may review and approve minor amendments to the PUD or refer minor amendments to the Planning Commission for a determination with or without a public hearing. Minor amendments include, but are not limited to, the following:
 - A. Reduction of the size of any building, building envelope, or sign.
 - B. Movement of buildings or signs by no more than ten feet.
 - C. Changes requested by the Township for safety reasons.
 - D. Changes which will preserve natural features of the land without changing the basic site layout.
 - E. Changes in the boundary lines of lots or condominium units which do not change the overall density of the development, do not reduce the width of the lot by more than 10 percent or which do not change the average lot or unit width throughout the development.
 - F. Additions or modifications of the landscape plan or landscape materials, or replacement of plantings approved in the landscaping plan
 - G. Alterations to the internal parking layout of a parking lot, provided that the total number of spaces or means of ingress and egress do not change.
 - H. Relocation of a trash receptacle.
 - I. Other non-substantive changes proposed to be made to the configuration, design, layout or topography of the site plan which are deemed by the Community Development Department to be not material or significant in relation to the entire site and which the Department determines would not have a significant adverse effect on the development on adjacent or nearby lands or the public health, safety and welfare.
 - J. Any changes or items delegated to the Community Development Department by the Planning Commission and/or Township Board as a condition of approval.
3. Expiration. Approval of the PUD Concept Plan and rezoning by the Township Board shall confer upon the owner of the property the right to submit a proposed PUD Final Site Plan within a period not to exceed two (2) years from the date of the approval and rezoning, subject to the following:

- A. Each development shall be under meaningful construction of proposed improvements consistent with the approved site plan within one (1) year after the date of approval of the Final PUD Site Plan, which shall proceed diligently to completion. For the purposes of this subsection, “meaningful construction” means substantial completion of improvements such as utilities, roads, buildings and similar improvements.
 - B. Upon expiration of the time period for submission of either the (1) PUD Concept Plan and rezoning, or (2) the PUD Final Site Plan, such approvals shall automatically become null and void and all rights of development based on the plan shall terminate.
 - C. The Township Board may, for good cause, approve extensions of up to two (2) years at a time, if requested in writing by the applicant prior to the expiration date of the original PUD Concept Plan approval or PUD Final Site Plan approval. In requesting an extension, the applicant shall provide reasonable justification for the proposed extension to the Township Board.
 - D. Upon expiration of a PUD Concept Plan or PUD Final Site Plan, the Planning Commission may conduct a public hearing and make a recommendation to revoke the PUD zoning and rezone the property to its original designation or other district as deemed appropriate.
4. Appeals and Variances. The Zoning Board of Appeals shall not have jurisdiction to consider variances from the requirements of this Chapter, nor may decisions related to a Planned Unit Development be appealed to the Zoning Board of Appeals.
5. Performance Guarantees. The Township Board may, to ensure strict compliance with any requirement contained in this Chapter 25, require the applicant for PUD rezoning to furnish a performance guarantee such as a cash deposit, certified check, irrevocable letter of credit, or surety bond acceptable to the Township Attorney, executed by a company authorized to do business in the state of Michigan in an amount determined by the Township Board to be reasonably necessary to ensure compliance with the requirements of this Chapter. In fixing the amount of guarantee, the Township Board shall take into account the size and scope of the proposed project, the phasing of the project, the probable cost of rehabilitating the property upon default by the applicant, the estimated expenses to compel compliance by court decree, and such other factors and conditions as might be relevant in the light of all facts and circumstances surrounding the application.