

ARTICLE 24.00

M, MINING DISTRICT

Section 24.01 -- STATEMENT OF PURPOSE

The intent of the M, Mining District is to accommodate coal mining as an interim land use in Williamstown Township. The provisions in this Article are intended to balance the need for fuel for businesses and homes against other needs to protect the safety and general welfare of Township residents; to provide control over the extent and operation of mining activities; to insure full and proper reclamation of mining sites; and to require the use of appropriate environmental management techniques.

In that coal mining is a major land transformation and replacement process occurring over a lengthy time period it is necessary to acknowledge its character as an interim land use and to insure reasonable, realistic and economically viable end uses that are compatible with surrounding uses and zoning districts and sympathetic to the constraints of reclaimed mine land. It is the intent of the mining district that upon cessation of mining activity and full reclamation of the affected areas, that the Planning Commission will initiate a study of the subject parcels(s) to determine the appropriate zoning classification for said property, using the Township Master Plan as a basis for their study. Upon conclusion of such a study, it is intended that the Planning Commission proceed to amend the zoning classification for said property.

Section 24.02 -- PERMITTED USES AND STRUCTURES

A. Principal Uses and Structures

In all areas zoned M, Mining District, no building shall be erected, used or structurally altered, nor shall the land or premises be used in whole or in part, except for the following principal use:

1. Coal exploration, excluding mining or extraction activities.

B. Special Land Uses

The following uses may be permitted by the Township Board, subject to the conditions specified for each use; review and approval of the site plan by the Planning Commission and Township Board; any special conditions imposed by the Planning Commission or Township Board that are necessary to fulfill the purposes of this Ordinance; and, the procedures and requirements set forth in Section 27.03.

1. Coal mining on a regular or temporary basis. This shall not include coal removed by a private individual for personal heating use.
2. Any structural or non-structural support facility required by or related to a coal- extraction operation, such as storage facilities, conveyor systems, coal processing equipment and the like.

Section 24.03 -- DEVELOPMENT STANDARDS

A. Required Conditions

Except as otherwise noted, buildings and uses in the Mining District shall comply with the following requirements:

1. Buildings and use in the Mining District shall comply with the requirements for sand, gravel and mineral extraction in Section 2.13.
2. Outside storage may be permitted, subject to the following conditions:
 - a. Outside storage areas shall be located no closer than one hundred fifty (150) feet to any street right-of-way line and no closer than twenty (20) feet to all other property lines.
 - b. Outside storage areas shall be located no closer than three hundred (300) feet to any residential district.
 - c. Outside storage areas which have the potential visible from a public or private road or which abut a residential or commercial district shall be screened by a wall or fence, constructed in accordance with Article 6.00.
 - d. No materials shall be stored above eight (8) feet in height.
 - e. Proper access to all parts of the storage areas shall be provided for fire and emergency vehicles.

B. Site Plan Review

Site plan review and approval is required for all uses in the Mining District in accordance with Section 27.02.