

CHIKAMING TOWNSHIP

13535 Red Arrow Hwy., P0 Box 40, Harbert, MI 49115 (269)469-1676 phone (269)469-4416 fax Email:buildingdept@chikamingtownship.org

SPECIAL LAND USE APPLICATION

Name of Applicant	Home Phone		Cell Phone
Property Owner's MAILING Address	City	State	Zip Code
Email:			
Property Code No. 11-07-			

I. ACTION REQUESTED

It is hereby requested that the Chikaming Township Board approve the issuance of a Special Use Permit on the property described on page 2 which is located in zoning district _____ for the purpose of: (state proposed use of property)

A previous application for a variance, special use permit or rezoning on this land has/has not **(choose one)** been made with respect to these premises. If a previous appeal, rezoning or special use permit application was made, state the date, nature of action requested and the decision:

Type of Application:	Date of Application:
Nature of Action requested:	
Decision (approved/denied)	

II. PROPERTY INFORMATION

A: Address of property: _____

B: Legal Description of Property Affected: _____

III. GENERAL STANDARDS

Address each of the eight (8) general standards in Section 19.03 of Zoning Ordinance No. 87 Attach additional sheets.

IV. OTHER INFORMATION

Attach additional required information per section 19.02 of Zoning Ordinance No. 87.

V. AFFIDAVIT

The undersigned affirms that he/she/we is/are the _____(specify: owner, lessee or other type of interest) involved in the application; and that if this request is granted, that in accordance with Article 19 of the Township Zoning ordinance No. 87 actual construction in accordance with the plans herewith submitted will begin within **12 months** from the date of the granting of a special permit, will be completed within _____ Year(s) from said date, and that I/we have a legal, financial and physical basis to do so; and that the answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of his/her/our knowledge and belief.

I hereby give Chikaming Township authorized personnel permission to enter upon this property, as necessary, in considering this application.

Applicant Signature _____ Date _____

Applicant Signature _____ Date _____

For Office Use Only

Case Number	Date and Fee Received	Receipt Number
Planning Commission Action	Planning Commission Date	
Township Board Action	Township Board Date	
Property Code No. 11-07-	Expiration Date	

Section 19.03

Requirements for Approval of Special Land Use Permit.

- A. General Criteria. The Planning Commission shall review the particular circumstances of the proposed special land use in terms of the following general criteria. A recommendation by the Planning Commission for approval of the request requires compliance with each of the following standards. The special land use shall:
1. Satisfy the criteria listed in Section 21.05.
 2. Be able to provide documentation that a need exists for the proposed use within the Township.
 3. Be compatible with adjacent uses and the existing or intended character of the surrounding area, and will not have an adverse impact upon or interfere with the development, use or enjoyment of adjacent properties, or the orderly development of the area of Township as a whole.
 4. Be listed as a special land use are in the zoning district in which the parcel is situated, or be of the same nature or character as a listed use, having no greater degree of adverse impact on the surrounding area than the similar listed use.
 5. Where appropriate, provide assurance that the use shall be designed, constructed, operated and maintained so as to meet the standards of this Ordinance, and any conditions imposed for approval (see Paragraph B below).
 6. Where applicable for specific uses, satisfy any additional standards or requirements provided in section 19.09
- C. Conditions of Approval.
1. The Township Board may impose reasonable conditions with the approval of a special land use permit, to ensure compliance with the general standards stated above and other applicable Township ordinances relating to the health, safety and welfare of the community. These conditions, however, must lie within the authorized police power of the Township.
 2. The conditions made as a part of the approval of the special land use permit and site plan shall be considered an integral part of the special land use permit and shall run with the land.
 3. The conditions imposed with respect to approval of the special land use permit and site plan, together with the reasons therefor, shall be made a part of the approval record. These conditions shall remain unchanged unless an amendment to the special land use permit is approved by the Township Board (see Section 19.06 below).
 4. The conditions, and any amendments thereto, shall be enforced by the Zoning Administrator, who is authorized to make investigations as necessary to ensure continued compliance. Failure to comply with the imposed conditions shall constitute grounds for revocation of the special land use permit, following a duly constituted special land use procedure, including a public hearing and notice to the applicant.

Section 21.05

Criteria for Granting Site Plan Approval

In the review of all site plans, the Zoning Administrator and the Planning Commission shall approve a site plan only if it conforms to each of the following standards: *[Amended by Ord. No. 125, eff. Oct. 30, 2006]*

- A. The application request satisfies the goals and objectives of the Chikaming Township Master Plan. *[Amended by Ord. No. 125, eff. Oct. 30, 2006]*

- B. The application request conforms to all provisions of the Zoning Ordinance. *[Amended by Ord. No. 125, eff. Oct. 30, 2006]*
- C. The application request is harmonious with existing uses in the immediate area and the community. *[Amended by Ord. No. 125, eff. Oct. 30, 2006]*
- D. The necessary infrastructure improvements, such as roads, driveways, drainage, non-motorized pathways, utilities, and parking and loading spaces, required to serve the site and any proposed uses are provided and are adequately coordinated with the current and future use of adjacent properties to ensure safe and convenient movement of vehicular and pedestrian traffic into, out of, within, through, and/or around the proposed development site. The application request conforms to the requirements of the Berrien County Road Commission, Township private road standards, and emergency service providers, as applicable. *[Amended by Ord. No. 125, eff. Oct. 30, 2006]*
- E. The applicable requirements of Township, County, and State agencies are met regarding grading and surface drainage and for the design and construction of storm sewers, storm water holding facilities, water mains, sanitary sewers, and on-site systems for providing water or sanitary sewer service. The application request shall comply with the standards and conditions of the Berrien County Drain Commissioner, Berrien County Health Department, the Township Utility Board, and the Michigan Department of Environmental Quality (MDEQ). *[Amended by Ord. No. 125, eff. Oct. 30, 2006]*
- F. The proposed development preserves the natural topography to the maximum extent possible by minimizing the amount of cutting, filling, and grading required and reducing the potential for soil erosion or sedimentation. *[Amended by Ord. No. 125, eff. Oct. 30, 2006]*
- G. Natural resources are preserved to the maximum extent possible in the site design by developing in a manner that will not detrimentally affect or destroy natural features such as lakes, ponds, streams, wetlands, steep slopes, floodplains, and woodlands. Where applicable, the application request satisfies the standards and conditions of the Michigan Department of Environmental Quality and the Federal Emergency Management Agency. *[Amended by Ord. No. 125, eff. Oct. 30, 2006]*
- H. Landscaping, including trees, shrubs and other vegetative material, is provided to maintain, improve, and/or restore the aesthetic quality of the site. *[Amended by Ord. No. 125, eff. Oct. 30, 2006]*
- I. Uses, activities, processes, materials and equipment, or conditions of operation that would be hazardous or detrimental to the natural environment, adjacent properties, or the public health, safety, or welfare through excessive production of traffic, noise, smoke, odor, fumes, glare, or other public nuisance are not included in the proposed development. *[Amended by Ord. No. 125, eff. Oct. 30, 2006]*
- J. An adequate level of essential public facilities and services such as, but not limited to, roads, police and fire protection, drainage structures, municipal water and sewer (where appropriate), and schools, are available to serve the proposed development, or the applicant demonstrates that the proposed development will continually and adequately be provided with such essential public facilities and services without detriment to the health, safety, and welfare of the persons at the subject property or adjacent properties. *[Amended by Ord. No. 125, eff. Oct. 30, 2006]*

