

Request Number: _____

Filing Fee _____

APPLICATION FOR SPECIAL LAND USE

- **Special land use applications must be accompanied by an application for site plan review and a complete site plan.**
- Special land use applications must be submitted to the Township Hall office **not less than thirty days before** the next Planning Commission meeting to allow adequate staff review.
- Preliminary plans may be presented for Planning Commission comment, but no final approval is given until all required conditions are met.
- Incomplete applications will be returned to the applicant by the Zoning Administrator.
- If approved, all other required township, county, state, and federal permits must be secured before construction may commence.
- It shall be unlawful to excavate, construct, enlarge, alter, or permit the use or occupancy of a building or structure or change the use of a building until a Certificate of Zoning Compliance has been issued by the Zoning Administrator.
- No excavation shall be initiated, no construction may begin, no building shall be erected, altered, moved, razed and no structural alterations (including but not limited to porches, deck, patios, terraces) shall be initiated until a Certificate of Zoning Compliance has been issued by the Zoning Administrator and where required, a Building Permit has been issued by the Building Inspector. A building permit shall not be issued until a Zoning Compliance permit has been issued pursuant to this Ordinance.

1. Street Address and/or Location of Request: _____

2. Parcel Identification Number (Tax I.D. No.): # _____

3. Applicant's Name: _____ Phone Number _____

Address: _____
Street City State Zip

Fax Number _____ Email Address _____

4. Are You: Property Owner Owner's Agent Contract Purchaser Option Holder

5. Applicant is being represented by: _____ Phone Number _____

Address: _____

6. Present Zoning of Parcel _____ Parcel Size _____

7. Description of proposed development (attach additional materials if needed):

The facts presented above and on the following page(s) are true and correct to the best of my knowledge.

Signature: _____ Date: _____

Type or Print Your Name Here: _____

Property Owner Approval: As owner I hereby authorize the submittal of this application and agree to abide by any decision made in response to it. I further agree to permit members of the Planning Commission, Township Board, and other authorized Township officials to enter the above-mentioned property.

Section 14.03 of the Ontwa Township Zoning Ordinance specifies that to approve a special land use, the Planning Commission must find that the request meets the following standards, as well as applicable standards established elsewhere in the Zoning Ordinance. Please describe how the proposed project would meet each standard.

GENERAL STANDARDS

A. The special land use requested is permitted as a special land use in the zoning district in which the property is located.

B. The special land use shall be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area.

C. The special land use shall not change the essential character of the surrounding area.

D. The special land use shall not be hazardous to adjacent property or involve uses, activities, materials or equipment which will be detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes, odors or glare.

E. The special land use shall not place demands on public services and facilities in excess of current capacity.
