

VILLAGE OF ELK RAPIDS

315 Bridge Street; P.O. Box 398
Elk Rapids, Michigan 49629

SPECIAL LAND USE PERMIT APPLICATION

TO BE COMPLETED BY ZONING ADMINISTRATOR:

APPLICATION NUMBER: _____

APPLICATION FEE: \$150.00

DATE OF APPLICATION: _____

CHECK NUMBER: _____

DATE OF PUBLIC HEARING: _____

TO BE COMPLETED BY APPLICANT:

(Attach additional pages if necessary)

PROPERTY INFORMATION:

Address _____

Parcel # _____ Lot # _____

Legal Description: _____

OWNER INFORMATION:

Name _____

Address _____

Phone _____

APPLICANT INFORMATION: (If different from Owner)

Name _____

Address _____

Phone _____

DETAILED DESCRIPTION OF REQUEST: _____

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THE COMPLETED APPLICATION AND FIFTEEN (15) COPIES OF THE SITE PLAN SHALL BE SUBMITTED TO THE ZONING ADMINISTRATOR PRIOR TO THE MEETING AT WHICH THE REQUEST WILL BE CONSIDERED FOR INTRODUCTION. THE SITE PLAN SHALL MEET ALL THE REQUIREMENTS OF THE VILLAGE OF ELK RAPIDS ZONING AND UNIFIED DEVELOPMENT CODE SECTION 153.152.

AUTHORIZED/SIGNATURE(s):

As owner and/or applicant representing the owner, I certify and attest that all the above information is accurate to my fullest knowledge and I hereby agree to comply with the provisions of the village of Elk Rapids Zoning and Unified Development Code. **I authorize the Village of Elk Rapids** staff, appointed board and/or commissioners, or committee members to enter upon the subject property for purposes of making inspections related to the project or request identified in this application. If authorized, such inspections or site visits shall be conducted at reasonable hours and times.

Signature of Owner(s) Date

Signature Applicant (if different than owner) Date

SITE PLANS – VILLAGE OF ELK RAPIDS – APPLICABLE CODE SECTIONS

§ 153.035 THRU § 153.041 (INCLUSIVE)

§ 153.036 APPLICATION PROCEDURE.

- (A) A special use permit is granted only after appropriate notification and public hearing in accordance with § 155.04.
- (B) An application shall be submitted to the Zoning Administrator on a village form. Each application shall be accompanied by the payment of a fee as established by the Village Council (see § 150.08).
- (C) Every application shall be accompanied by the following information and data:
 - (1) A site plan and all associated documents in accord with § 153.152.
 - (2) A written impact assessment in accord with § 153.039.
 - (3) The application form filled out in full by the applicant, including a statement of supporting evidence showing compliance with the requirements of § 153.040.
 - (4) Preliminary plans and outline specifications of the proposed development.

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§ 153.040 GENERAL REQUIREMENTS.

- (A) The requirements and standards for special use approval are specified in this section. In addition, the standards for particular land uses and activities eligible for approval consideration are specified in Chapter 161.

- (B) Before approving a special use permit application, the Planning Commission shall find adequate evidence that each proposed use on the property will:
 - (1) Be compatible with adjacent land use, the natural environment, and the capacities of public services and facilities affected by the land use, and the use shall be consistent with the public health, safety and welfare of the village residents.
 - (2) Be designed to protect natural resources, the health, safety, and welfare, as well as the social and economic well-being of those who will use the land or activity under consideration, of residents and landowners immediately adjacent to the proposed land use or activity, and of the community as a whole.
 - (3) Be related to the valid exercise of the police power and purposes which are affected by the proposed use or activity.
 - (4) Meet the standards established in this Zoning and Unified Development Code.
 - (5) Be requested by an applicant who may legally apply for the special use permit and has submitted all required information.
 - (6) Be a development, exclusive of planned unit developments, which conforms to all regulations of the zoning district in which it is located.
 - (7) Meet the requirements of the village for fire and police protection, water supply, sewage disposal or treatment, storm drainage, and other public facilities and services.
 - (8) Meet the standards of other governmental agencies, where applicable.
 - (9) Be designed such that natural resources will be preserved to a maximum feasible extent and that areas to be left undisturbed during construction shall be so indicated on the site plan and at the site per se.
 - (10) Respect floodways and flood plains on or in the vicinity of the subject property.
 - (11) Be constructed where soil conditions are suitable for excavation and site preparation. Organic, wet, or other soils which are not suitable for development will either be undisturbed or modified in an acceptable manner.
 - (12) Not cause soil erosion, sedimentation, or ground water pollution problems.
 - (13) Be designed to handle anticipated storm water runoff and to prevent runoff onto neighboring property or overloading of water courses in the area.
 - (14) Not destroy the character of the property or the surrounding area or adversely affect the adjacent or neighboring properties.

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- (15) Not disrupt air drainage systems necessary for agricultural uses.
- (16) Be designed such that phases of development are in a logical sequence, so that any one phase will not depend upon a subsequent phase for adequate access, public utility services, drainage or erosion control.
- (17) Be designed such that the plan provides for the proper expansion of existing facilities such as public streets, drainage systems and water and sewage facilities and will not create excessive additional requirements at public cost for public facilities and services.
- (18) Provide for landscaping, fences or walls if required by the Village Council and Planning Commission in pursuance of the objectives of this Zoning and Unified Development Code.
- (19) Provide that parking layout will not adversely affect the flow of traffic within the site or to and from the adjacent streets.
- (20) Provide that vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks serving the site, shall be safe and convenient.
- (21) Provide that outdoor storage of garbage and refuse is contained, screened from view, and located so as not to be a nuisance to the subject property or neighboring properties.
- (22) Not be hazardous or disturbing to existing or future uses in the same general vicinity but will rather be a substantial improvement to the property.
- (23) No involve uses, activities, processes, materials and equipment, or conditions of operation that will be detrimental to any persons, property, or the general welfare by noise, smoke, fumes, glare, or odors.
- (24) Provide that the proposed development is in accord with the spirit and purpose of this Zoning and Unified Development Code and not inconsistent with, or contrary to, the objectives sought to be accomplished by this Zoning and Unified Development Code and the principles of sound planning.
- (25) Be designed to ensure that all exterior lighting shall be so arranged that it is deflected away from adjacent properties and so that it does not impede the vision of traffic along adjacent streets. Flashing or intermittent lights shall not be permitted.