

Village of Central Lake

1622 N. M-88 Highway

P.O. Box 368

Central Lake, MI 496

Phone: (231) 544-6483

Fax: (231) 544-2218

SPECIAL USE ZONING PERMIT APPLICATION

Office Use Only:

Case #: _____

Date Received: _____

Date of Inspection: _____

Public Hearing Date: _____

Fee Received: _____

Check Number: _____

Planning & Zoning Commission:

Action: _____

Date: _____

Permit # _____

GENERAL INFORMATION:

APPLICANT: _____

MAILING ADDRESS: _____ TELEPHONE (HOME): _____

_____ TELEPHONE (BUSINESS): _____

PROPERTY OWNER'S NAME AND ADDRESS (if not the applicant):

APPLICANT'S CAPACITY IF NOT PROPERTY OWNER (circle one):
____ Builder _____ Have Option to Purchase _____ Agent/other

PROPOSED CONSTRUCTION SITE ADDRESS (if known): _____

PARCEL SIZE: _____

PROPERTY DESCRIPTION: _____

NEAREST INTERSECTION: _____

STREET FROM WHICH DRIVEWAY WILL ACCESS: _____

PARCEL DATA PROCESS (tax) NUMBER: _____

LIST ANY ADJACENT PARCELS UNDER THE SAME OWNERSHIP: _____

ZONING DISTRICT (see zoning ordinance): _____

ACTION REQUESTED:

It is requested the Village of Central Lake Planning Commission approve issuing a special use permit for the land described above for the purpose of: _____

(attach sheets if necessary) attached

Cite section and listing number where proposed use is specifically listed as allowed in the zoning district:

STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION:

State specifically the reason for this special use permit request: _____

(attach sheets if necessary) attached

PROVIDE THE FOLLOWING DATA:

A. A concise statement of all operations and uses which will be conducted on the land and buildings, including parking facilities, if required, and any exceptional traffic situation that use may require or create:

B. A statement by applicant appraising the effect on the neighborhood:

C. Information concerning the requirements of the special land use for public services and utilities, including the number of water systems hook-ups, generation and disposal of solid and liquid waste, and the amount of fresh water to be consumed:

D. The amount of soil, dirt, sand or gravel to be excavated and removed from the site, or the amount and composition of all fill to be placed on the site:

PLEASE PROVIDE THE FOLLOWING DATA ON YOUR SITE PLAN FOR YOUR PROJECT:

Seven (7) copies of the proposed site plan, including all required additional or related information, shall be presented to the Zoning Administrators office by the petitioner or property owner or his designated agent at least thirty (30) days prior to the Planning Commission meeting at which the site plan will be considered. The Zoning Administrator shall review the submitted site plan application and if determined to be complete, (all required information provided), shall cause the submittal to be placed on the agenda of the next regular Planning Commission meeting. If the application is not complete, the Zoning Administrator shall send a letter to the applicant identifying the deficiencies. The scale of the site plan must be at least one(1) inch = fifty (50) feet for parcels under three (3) acres. For parcels greater than three (3) acres, the portion of the property pertaining to the application, plus two hundred (200) feet in each direction, shall be at a scale of at least one (1) inch= fifty (50) feet(area enlargement0. The full property shall be drawn to scale, and shall indicate the location of the area of enlargement.

1. _____A certified survey of the property prepared and sealed by a professional licensed surveyor, showing at a minimum the boundary lines of the property, to include all dimensions and legal description.
2. _____Name and address of the property owner(s), developer(s), and designer(s), and their interest in said properties.
3. _____The location of all existing structures and all proposed uses or structures on the site, including proposed curb cuts, drives, walkways, signs, exterior lighting, adequate parking, including barrier free parking spaces, for the proposed uses (show the dimensions of a typical parking stall and parking lot), loading and unloading areas, if necessary, open space, common use areas and recreational areas and facilities. An elevation drawing of the proposed building(s) shall be required in order to review the proposed building bulk and verify height..
4. _____The location and width of all abutting rights-of-way, easements, utility lines and associated facilities within or bordering the subject project.
5. _____The location of existing environmental features, such as watercourses, wetlands, shorelines, man-made drains, mature specimen trees, wooded areas or any other unusual environmental features.
6. _____The location and identification of all existing structures, lighting, signs, ingress drives, roads, and parking within a two hundred foot radius of the site, including road names.
7. _____The existing zoning district in which the site is located and the zoning of adjacent parcels.
8. _____The location of all existing and proposed landscaping as well as all existing and proposed fences or walls.
9. _____The location, size and slope of all surface and subsurface drainage facilities.
10. _____Summary tables, cross-sections and/or floor plans should be included with site plans for proposed structures, giving the following information:
 - a. the number of units proposed, by type, including a typical floor plan for each unit
 - b. The area of the proposed units in square feet, as well as area dimensions of driveways and staging areas.
 - c. Typical elevation drawings of the front and rear of each building
11. _____The topography of the existing and finished site shall be shown by contours or spot elevations. Where the existing slope on any part of the site is ten percent (10% or greater, contours shall be shown at height intervals of two (2) feet or less.
12. _____ Generalized soil analysis data regarding the soils and their adaptability to the use. More detailed information may be required where the Commission determines that the site and use warrant a more critical review of soils..
13. _____All site plans shall comply with the terms of the Antrim County Soil Erosion Sedimentation and Storm water Runoff Control Ordinance. It shall be the applicant's responsibility to provide documentation of compliance of the County Ordinance.

14. _____ Anticipated hours of operation for proposed use. The Planning Commission may impose reasonable limits to hours of operation as a condition of site plan approval when warranted to assure compatibility with surrounding land uses.
15. _____ Impact Statement: This statement shall address itself to the following as applicable to the type of use.
- a. A complete description of the proposed development including: areas of the site, the number of lots or units; and the number and characteristics of the population impact such as density, elderly persons, school children, tourists, family size, income, and related information as applicable.
 - b. Expected demands on community services, and how these services are to be provided, to specifically include: school classroom needs, volume of sewage for treatment, volume of water consumption related to ground water reserves or community system capacity, change in traffic volume on adjacent streets and other factors that may apply to the particular development.
 - c. Statements relative to the impact of the proposed development on soil erosion, shoreline protection, wildlife habitat, air pollution, water pollution (ground and surface), noise and the scale of development in terms of the surrounding environment.

Before approving any Special Use, the Planning Commission shall require that all the General Standards listed in the Central Lake Zoning Ordinance be satisfied.

AFFIDAVIT:

I agree the statements made above are true, and if found not to be true, any zoning permit that may be issued may be void. Further, I agree to comply with the conditions and regulations provided with any permit that may be issued. Further, I agree the permit that may be issued is with the understanding all applicable sections of the Village of Central Lake Zoning Ordinance will be complied with. Further, I agree to notify the Zoning Administrator of the Village of Central Lake for inspection before the start of construction and when locations of proposed uses are marked on the ground. Further, I agree to give permission for officials of the Village of Central Lake to enter the property subject to this permit application for purposes of inspection. Further, I hereby certify that the property owner authorizes the proposed work, and that I have been empowered by the owner to make this application as his/her selected agent. Finally, I understand this is a zoning permit application (not a permit) and that a special land use permit, if issued, conveys only land use rights, and does not include any representation or conveyance of rights in any other statute, building code, deed restriction or other property rights.

Signed: _____ Date _____

NOTE:
Where new construction is involved, property lines and locations of proposed uses must be marked on the ground before a permit will be issued.

The applicant must notify the Zoning Administrator when the property is marked and ready for inspection.

When completed, send to:
 Janet Person, Zoning Administrator
 Village of Central Lake
 1622 N. M-88 Highway
 PO Box 368.
 Central Lake, MI 49622