



White Pigeon Township

16975 US 12 Mailing Address: 340

White Pigeon, MI 49099

SPECIAL USE PERMIT APPLICATION

White Pigeon Township Planning Commission

Return Completed application and \$600.00 fee payable to White Pigeon Township

16975 US 12

White Pigeon Township

Date: _____

Mailing Address: _____

Phone Number: _____

Address of Property seeking permit: _____

Property # & Legal Description: _____

Property Presently zoned as: _____

Statement of reasons for Special Use Permit: _____

All Property Owners Signature(s): _____

State of Michigan – County of: _____

Date: _____ Notary Signature: _____

My Commission Expires: _____

Recommendation of Planning Commission: _____

Signature of Planning Commission Chair: _____

Decision of Township Board & Conditions Imposed: _____

Signature of Township Clerk: _____

**WHITE PIGEON TOWNSHIP
SPECIAL USE PERMIT APPLICATION
CRITERIA**

The White Pigeon Township Planning Commission requires the following criteria accompany all Special Use Permit Application requests. **ALL** information supplied **MUST** meet the Special Use Permit Application requirements.

CRITERIA TO BE SUPPLIED BY APPELLANT:

1. Property number(s) of lot or property(s) involved in the request.
2. **A SURVEY OF THE LOT OR PROPERTY IN QUESTION. ALL EASEMENTS AND ROAD RIGHT OF WAYS SHOULD BE INDICATED.**
3. The existing and proposed structures drawn to scale on the lot layout.
4. All dimensions and measurements critical to the request must be shown on the lot layout.
5. Blueprints and Architect Exterior Design
6. The **\$600.00 non- refundable** fee paid to White Pigeon Township and given to the White Pigeon Township Office Coordinator along with the Special Use Permit Application form. **THE PROPERTY OWNER (S) MUST SIGN THE FORM.**
7. Property lines **MUST** be located and staked or identified. Any proposed construction must be staked or marked on the lot whenever possible.
8. Any letter of approval or objection from the adjacent properties. (This is not a requirement, but it is helpful.)
9. List of adjacent property owners' names.

PLEASE SIGN AND DETACH – RETURN WITH SPECIAL USE APPLICATION

I HEREBY GRANT PERMISSION FOR ANY WHITE PIGEON TOWNSHIP OFFICIAL TO ENTER THE DESCRIBED PROPERTY ON THE SPECIAL USE PERMIT ATTACHED FOR THE PURPOSE OF GATHERING INFORMATION RELATED TO THIS APPLICATION. I CERTIFY THAT I WILL ABIDE BY ALL REGULATIONS OF THE WHITE PIGEON TOWNSHIP ORDINANCE AND OTHER APPLICABLE LAWS AND REQUIREMENTS.

OWNER'S NAME

DATE

SPECIAL USE PERMIT

General standards for making determinations:

The planning commission, in making recommendations to the township board regarding a special use permit, shall establish the facts and shall find adequate evidence showing the proposed use:

- (1) Will be harmonious with and in accordance with the general objectives or with any specific objectives of the township master plan of current adoption.
- (2) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- (3) Will not hazardous or disturbing to existing or future neighboring uses.
- (4) Will be substantial improvement to property in the immediate vicinity and to the community as a whole.
- (5) Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, refuse disposal, or schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- (6) Will not create excessive additional requirements at public cost for public facilities and services and will not detrimental to the economic welfare of the community.
- (7) Will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke fumes, glare or odors.
- (8) Will be consistent with the intent and purposes of this chapter.

APPROVAL REQUIREMENTS

General requirements for approval:

The request for approval of a permitted use and special land use requiring a site plan, except for individual permitted single-family and duplex residential uses and agricultural related buildings and structures, must meet the following general standards. The planning commission and township board shall review each application for the purpose of determining that each use on its proposed location will be in accordance with the following:

- (1) The use will harmonious with and in accordance with the general principles and objectives of the township master plan.
- (2) The use will designed, constructed, operated and maintained so as to harmonious and appropriate in appearance with the existing or intended character of the general vicinity and, for a special use, the use will not change the essential character of the area in which it is proposed.
- (3) There is a proper relationship between the thoroughfares and proposed service drives, driveways, and parking areas.

- (4) The location of buildings, outside storage receptacles, parking areas, screen walls and utility areas are such that the adverse effects of such uses will be minimized for occupants of that use and the occupants of surrounding areas.
- (5) All buildings or groups of building shall be so arranged as to permit emergency vehicles access by some practical means to all sides.
- (6) Natural resources are preserved by development in a manner, which will not detrimentally effect or destroy natural features such as lakes, ponds, streams, wetlands, steep slopes and woodlands.
- (7) Sites which include storage of hazardous materials or waste, fuels, salt. Or chemicals will designed to prevent spills and discharges of polluting materials to the surface of the ground, groundwater, or nearby water bodies.
- (8) The location of buildings, parking, drives, landscaping, and other improvements on the site is appropriate for the lot size and configuration.
- (9) Landscaping, including trees, shrubs, and other vegetative material, is provided to maintain and improve the aesthetic quality of the site and the area.
- (10) The use will be served adequately by essential public facilities and services, such as highways, street, police and fire protection, drainage structures, refuse disposal, water and sewer facilities and schools.
- (11) The use will not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any person, property or general welfare as a result of producing excess traffic, noise, smoke, fumes, glare, odors.
- (12) The use will be necessary to meet the intent and purpose of zoning regulations; be related to the standards established in this chapter for the land use or activities under consideration; and be necessary to ensure compliance with those standards.
- (13) The use will be related to the valid exercise of police powers and purposes which are affected by the proposed use or activity.
- (14) Storm Water Control Plan. How water run-off will be controlled and channeled away from neighboring properties may be demonstrated on the Lot Layout/Site Plan, or attached as a separate statement.

Note:

Any further information the Planning Commission or Township Board may feel is necessary.

Note:

A Special Use Permit -- if allowed -- is not permission to build or operate a business without the proper and applicable local, state, and federal permits and licenses. All permits, license, etc., MUST be obtained BEFORE business is operational.