



**Planning Commission
Special Land Use Request**

It is the intent of this document to set forth the general procedures and review standards applicable to all special land uses and name, describe, and list additional specific requirements and conditions applicable to each special land use specified in the respective zoning districts. Due to the nature of the use, a special land use requires special consideration in relation to the welfare of adjacent properties and to the community as a whole. (18.01 **Intent** of the Oronoko Charter Township 2011 Ordinance)

A special land use application shall be submitted to the Zoning Administrator. Each application shall be accompanied by the payment of a fee established by the Township Board. **An application, which is incomplete or otherwise not in compliance with this Ordinance, shall be returned to the applicant.** No application shall be processed until properly prepared and submitted and all required fees and escrow payments paid in full. (18.02 **Application Procedure** of the Oronoko Charter Township 2011 Zoning Ordinance)

Required Information: (The information shall include the following)

- 1). Name and address of applicant and owner(s).

Response:

- 2). Legal description or property parcel(s) number(s), and street address of the subject parcel(s) of land.

Response:

- 3). Area of the subject lot stated in acres, or less than (1) acre, in square feet.

Response:

- 4). Present zoning classification of the parcel. (Circle appropriate zoning district)

Response: A-R E-1 R-1 R-2 R-3 B U-C M

5). Present land use. (List any Special Uses currently allowed on this property)

Response:

6). A letter describing in detail the proposed change of conditions or special land use change. Please detail why the change is appropriate.

Response: Please attach the letter to this form.

7). Applicant's statement, in detail, of the expected effect of the proposed change of conditions or special land use change on emergency service requirements, schools, storm water systems, water system facilities, ground water, natural features, pedestrian circulation, sanitary sewer facilities, automobile and truck circulation patterns, and local traffic volumes.

Response:

8). Any additional material information necessary to consider the impact of the project upon adjacent properties and the general public as may be required by this Ordinance, by the Zoning Administrator or the Planning Commission; including, but not limited to, measures which will be undertaken to control soil erosion, excessive noise, or adverse impacts of the development on the surrounding properties; elevations on all buildings, including accessory buildings; and, an environmental assessment.

Response:

Planning Commission Review Standards

*****Please respond to every question below. The Planning Commission is required to use these standards in their review of this application.*****

As stated in the Oronoko Charter Township 2011 Ordinance 18.03 (**Special Use Review Standards**) letter A Review Standards. Before acting on a special land use permit application, the Planning Commission shall employ and be guided by standards which shall be consistent with and promote the intent and purpose of this Ordinance, and ensure that the land use or activity authorized shall be compatible with adjacent uses of land, the natural environment, and the capacities of public services and facilities affected by the special land use. The Planning Commission shall review each application and take action to approve a special use application **only** if

it finds that such special land use meets **each** of the following standards, **together with any and all special land use standards reflected for the zoning district**, any and all applicable specific review standards found in this Article and all other generally applicable requirements of this Ordinance. The Planning Commission shall find adequate evidence that **each use** at its proposed location will be consistent with the public health, safety, and welfare of the Township and shall comply with the following standards:

1). The proposed special land use shall be of such location, size and character that it will be in harmony with the appropriate and orderly development of the surrounding neighborhood and / or vicinity and application regulations of the zoning district in which it is to be located.

Response:

2). The proposed use shall be of nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved, taking into consideration vehicular turning movements in relation to routes of traffic flow, proximity and relationship to intersections, adequacy of sight distances, location and access of off street parking and provisions for pedestrian traffic, with particular attention to minimizing pedestrian-vehicle interfacing.

Response:

3). The location, size, intensity, site layout, physical, structure, and amenities, and periods of operation the proposed use shall be designed and established in a manner that eliminates any possible nuisance emanating there from which might be noxious to the occupants of any other nearby permitted uses, whether by reason of traffic, dust, noise, odors, glare, fumes, vibrations, smoke or lights.

Response:

4). The proposed use shall be such that the proposed location and height of buildings or structures and location, nature and height of walls, fences and landscaping will not interfere with or discourage the appropriate development and use of the adjacent land and buildings or unreasonably affect their value.

Response:

5). The proposed use shall relate harmoniously with the physical and economic aspects of adjacent land uses as regards prevailing shopping habits, convenience of access by prospective patrons, continuity of development, and need for particular service and facilities in specific areas of the Township.

Response:

6).The proposed use is so designed, located, planned and to be operated so that the public health, safety and welfare will be protected.

Response:

7).The proposed use shall not cause substantial injury to the value of other property in the neighborhood in which it is to be located and will not be detrimental to existing and/ or other permitted land uses in the zoning district.

Response:

Office Use Only

Date Received:_____

Application is completed: Yes No

Zoning Administrator signature: _____ **Date:** _____

Notes:

Planning Commission Use

Meeting Date: _____

Special Use:

granted () disallowed () modified ()

Reason for action taken:

Conditions:

Meeting Minutes attachment () Additional attachments ()

Member _____ **Chairman** _____

Member _____ **Secretary** _____

Member _____