

Filing Fee: _____

Zeeland Charter Township

6582 Byron Rd.
Zeeland, MI 49464
Phone (616) 772-6701
Fax (616) 772-1857

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, along with payment, no later than thirty days before the Planning Commission meeting to allow adequate staff review.
 - Fee Schedule: \$350 for regular meeting, \$550 for special meeting, \$800 for PUD review meeting
- The Planning Commission meets the second Tuesday of the month at 7:00 p.m. where plans are approved, rejected, or modified.
- Preliminary plans may be presented for Planning Commission comment, but no final approval is given until all required conditions are met.
- After approval, building permits and all other required permits and approvals must be secured before construction.

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

2. Parcel Identification Number (Tax I.D. No.): #70-17-_____

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 are true and correct to the best of my knowledge.

I hereby authorize the submittal of this application and agree to abide by any decision made in response to it. By signing below, I hereby give permission for members of the Planning Commission, Zoning Board of Appeals, Township Board, or Township staff to enter my property for the purpose of reviewing my request.

Type or Print Your Name Here: _____

Applicant Signature

Date

Section 16.03 of the Zeeland Charter Township Zoning Ordinance specifies that to approve a special land use, the Planning Commission must find that the request meets the following standards. Please describe how the proposed project would meet each standard.

A. Compatibility with the Master Plan: The proposed Special Land Use shall be compatible with and in accordance with the general principles and objectives of the Zeeland Charter Township Master Plan and shall promote the intent and purpose of this Ordinance.

B. Compatibility with Adjacent Uses: 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. In determining whether a Special Land Use will be harmonious and not create a significant detrimental impact, as compared to the impacts of permitted uses, consideration shall be given to the degree of effect the Special Land Use may have on adjacent property, as compared with the expected value to the township. The following types of effects shall be considered:

- (a) use activities, processes, materials, equipment, or conditions of operation;
- (b) vehicular circulation and parking areas;
- (c) outdoor activity, storage and work areas;
- (d) hours of operation;
- (e) production of traffic, noise, vibration, smoke, fumes, odors, dust, glare, and light;
- (f) impacts on adjacent property values; and
- (g) the relative ease by which the impacts above will be mitigated.

C. Impact of Traffic on the Street System: The location and design of the proposed Special Land Use shall minimize the negative impact on the street system in consideration of items such as vehicle trip generation (i.e. volumes), types of traffic, access location and design, circulation and parking design, road capacity, traffic operations at proposed access points, and traffic operations at nearby intersections and access points.

D. **Impact on the Overall Environment:** The proposed Special Land Use shall not have an unacceptable significant adverse effect on the quality of the natural environment in comparison to the impacts associated with typical permitted uses.

E. **Compliance with Zoning Ordinance Standards:** The proposed Special Land Use shall be designed, constructed, operated, and maintained to meet the stated intent of the zoning district.

F. **Public Services:** The proposed Special Land Use shall be located where it can be adequately served by essential public facilities and services, such as streets, pedestrian or bicycle facilities, police and fire protection, drainage systems and water and sewage facilities.
