

Fee: \$250.00

OFFICE USE ONLY



Date Rec'd _____
 Fee Rec'd _____
 Receipt # _____
 Hearing Date: _____

Special Land Use Application

Property Address: _____

80- _____ - _____ - _____ Parcel ID Number
 _____ Parcel Size (acres) _____ Zoning District

Legal Description: _____

Are there any plat restrictions or easements? If so, please explain _____

Present use of the property: _____

Present improvements on the property: _____

Applicant's Name _____ Email _____ Telephone Number _____

Applicant's Address _____ City, State _____ Zip Code _____

Property Owners (if different from the Applicant)

Name: _____ Telephone: (____) _____

Does the title holder know of this application and consent to its submittal? Yes No

Applicant's standing (interest) in the appeal (check one):

Property Owner Purchaser Tenant/Lessee Other Interest

Describe the proposed use of property (number of units, occupants, employees, customers, and user) and evidence that the use complies with the zoning ordinance:

Special Land Use Permit

Special use permits are required for activities that are compatible with other uses in a zoning district but possess characteristics or locational qualities which require individual review and restriction in order to avoid incompatibility with the natural environment of the site, the character of the surrounding area, public services and facilities, and adjacent uses of land. The purpose of this review is to establish equitable procedures and criteria, which shall be applied in the determination of requests to establish special land uses. A site plan is required to accompany a Special Land Use Application.

Special land use requests require a public hearing. The public hearing notice must be published in the newspaper no less than 15 days prior to the meeting date and must also be mailed to property owners within 300 feet of the property. It is best to submit your application and any supporting materials to the Village Hall no less than 20 days in advance of the meeting. Planning Commission meetings are typically held the first Thursday of each month. If you have any questions regarding the time constraints, please phone Village Hall. Please call Village Hall at (269) 423-6114 with any questions or for assistance.

Ordinance # 202-Article 7, Section 1:

The formulation and enactment of this Ordinance is based upon the division of the Village into districts, each which may permit specific uses, which are mutually compatible, and special land uses. Special land uses are those uses of land which are not essentially incompatible with the uses permitted in a zoning district, but possess characteristics or locational qualities which require individual review and restriction in order to avoid incompatibility with the natural environment of the site, the character of the surrounding area, public services and facilities, and adjacent uses of land. The purpose of this section is to establish equitable procedures and criteria, which shall be applied in the determination of requests to establish special land uses. The standards for approval and requirements provided for under the provisions of this section shall be in addition to others required elsewhere in this Ordinance and at the same time provide to the Planning Commission and the property owner some latitude to address site issues in an innovative manner.

Ordinance # 202-Article 7, Section 2:

- A. Authority to Grant Permits: The Planning Commission as hereinafter provided shall have the authority to approve, deny, or approve with conditions as specified in Section 3, special land uses.
- B. Application: Application for any special land use permit permissible under the provision of this Ordinance shall be made to the Planning Commission through the Zoning Administrator by filing an official special land use permit application form and submitting a site plan along with the application fee.
- C. Public Hearing for Special Land Uses: After a preliminary review of the site plan and an application for a special land use permit, the Planning Commission shall hold a hearing on the site plan and special land use permit in accord with the Michigan Zoning Enabling Act, PA 110 of 2006, MCL 125.3103 and MCL 125.3502.
- D. Before formulating recommendations for a special land use application, the Planning Commission shall require that both the following general standards in Section 3. and any specific standards for uses listed in Section 5 be satisfied. The Planning Commission shall review each application for the purpose of determining that each proposed use meets the following standards.

Certification

I certify that all statements made above and in attached documents submitted to the Village of Decatur related to this application are true and accurate to the best of my knowledge and that if found to be in error, any decision of the Village based upon the contents of this application may be void.

Applicant's Signature

Date

