

CHARTER TOWNSHIP OF FILER

SPECIAL USE PERMIT AMENDMENT APPLICATION

(applicant)

(address)

(city, state, zip code)

(telephone, home, and business)

FOR OFFICE USE ONLY:

Case Number _____

Date Rec'd _____

Fee Rec'd _____

Receipt Num _____

Hearing Date _____

Planning Commission:

Action _____

Date _____

Expiration Date _____

(attach inspection report sheets)

PROPERTY OWNERS NAME AND ADDRESS (if not the applicant)

Phone _____

APPLICANT'S CAPACITY IF NOT THE PROPERTY OWNER (circle one)

Builder

Have option to purchase

other _____

PROPOSED CONSTRUCTION SITE ADDRESS (if known) _____

section _____

PARCEL SIZE _____

PROPERTY DESCRIPTION _____

PARCEL I.D. (tax) NUMBER 51-06- _____ - _____ - _____

ZONING DISTRICT (see zoning ordinance) _____

ACTION REQUESTED:

It is requested that the Filer Charter Township 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. The legal seating and / or sleeping capacity of all buildings and structures and the number of employees _____
- B. A concise statement of all operations and uses which will be conducted on the land and building. _____
- C. A concise statement of all services, if any, to be offered to the public. _____
- D. Information concerning the intensity of use, including hours and times of operation and use, and the density of population which will occupy and use the premises. _____
- E. Information concerning the generation of traffic and traffic movements. _____
- F. Information concerning the requirements of the special land use for public services and utilities, including the number of water system hook-ups, generation and the disposal of solid and liquid waste, and the amount of fresh water consumed. _____
- G. 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. _____

ADDITIONAL INFORMATION

- A. Attach a list of all deed restriction for the property at question. (___ attached)
- B. Attach a list of names and address of all other person, firms or corporations having a legal or equitable interest in the property at question. (___ attached)
- C. This area is ___ unplatted, ___ platted, ___ will be platted. If platted, name of plat _____
- D. What is the present use of the property? _____
- E. Estimated completion date of construction (if applicable) _____

On attached sheets provide answers to the following question. Please number the answers the same as they are number here. (if the answer to any of the questions numbered 1-4 is no, a special use permit cannot be issued.) Section 8608 (___ attached)

1. Does the proposed special use conform to all applicable provisions of Article 10 on General Provisions of the Filer Charter Township Zoning Ordinance? Specifically:
 - a. General provision (section 1003)
 - b. Compliance with County Sanitary Code, pipeline and sewage treatment and disposal regulations (section 1010, 1011, 1012, 1061)
 - c. Temporary building locations (section 1071 – 1074)
 - d. Accessory building locations (section 1070)
 - e. Sign regulations (section 1060)
 - f. Yard, setback, area, etc. regulations (sections 1002, 1030, 1031, 1040)
 - g. Parking requirements (section 1052)
2. Does the proposed special use conform to all minimum requirements established for the land district in which the special land use is located?
3. Does the proposed special use conform to all standards set forth in the definition of the proposed special land use as defined in the Filer Charter Township Zoning Ordinance?
4. Does the proposed special use conform to all the applicable provision of the Filer Charter Township Zoning Ordinance?

On the attached sheets provide answers to the following questions. Please number the answers the same as they are numbered here. (if the answers, as found by the Planning Commission after their hearing on the matter, to all the questions numbered 1 – 10 is “yes” the planning commission must issue the special use permit. If question 1 – 4 are “yes” and all others are not yes, the issuing of the special use permit is at the discretion of the Planning Commission. (section 8608) (___ attached)

5. Will the proposed special use be harmonious with and in accordance with the general objectives, intent and purposes of the Filer Charter Township Zoning Ordinance, both generally and for the particular district.
6. Will the proposed special use be designed, constructed, operated, maintained and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity.
7. Will the proposed special land use be serve adequately by essential public facilities and services such as highways, roads, police and fire protection, drainage structures, refuse disposal, or the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
8. Will the proposed special use not be hazardous or disturbing to existing of future neighboring uses.
9. Will the proposed special use not create excessive additional requirements at public cost for facilities and services.
10. Will the proposed special use be consistent with the general public health, safety and welfare.
11. Will the proposed special use not effect adversely the Land Use Plan for physical development of the township as embodied in this Ordinance and in any Master Plan or portion thereof adopted by the Planning Commission.
12. Will the proposed special use be in conformance with any specific standards given with special or temporary uses listed elsewhere in this Ordinance.

13. Will the proposed special use design comply with all applicable general regulations and specific district regulations listed elsewhere in this Ordinance.

ATTACH A DRAWING showing the properties existing structures, property boundaries, their types and current uses. (section 8604) (___ attached)

ATTACH A SITE PLAN drawn to show plans, specifications and drawing showing the location of property lines, names and address of property owners, scale, north point, vicinity map, existing zoning, topography, natural features, surface water, woodlands, location, design and size of the proposed land use and the building and structures to be located thereon; all abutting roads and streets; and information showing all open spaces, buffer areas, set back distances for proposed structures from the front, side, and rear lot lines, rivers, lakes, streams, or other bodies of water. (section 8604H and 9406) (___ attached)

ATTACH copies of permits or letter(s) showing (1) approval, (2) tentative approvals (3) letter(s) of understanding for concurrent approval with Filer Charter Township Planning Commission from the Michigan DNR, Soil Erosion and Sedimentation Control Agency, and any other applicable agencies where permit approval is required. (Not the Construction Code permit(s).) (section 8604E) (___ attached)

ATTACH an environmental assessment (section 8604F), unless waived by the zoning administrator. (The Planning Commission may request it at a later date, or may require an environmental impact statement). (___ attached)

WHAT ARE THE NUMBER OF ATTACHED SHEETS: _____

List and describe them:

- | | |
|------------------------------------|------------------------|
| 1. ___ Action requested | Number of pages _____. |
| 2. ___ Reason for the Special Use | Number of pages _____. |
| 3. ___ Deed Restrictions | Number of pages _____. |
| 4. ___ List all Owners | Number of pages _____. |
| 5. ___ Questions # 1 – 4 | Number of pages _____. |
| 6. ___ Questions # 5 – 13 | Number of pages _____. |
| 7. ___ Drawing of existing | Number of pages _____. |
| 8. ___ Site Plan | Number of pages _____. |
| 9. ___ Copies of permits & letters | Number of pages _____. |
| 10. ___ Environmental Assessment | Number of pages _____. |
| 11. ___ _____ | Number of pages _____. |
| 12. ___ _____ | Number of pages _____. |
| 13. ___ _____ | Number of pages _____. |
| 14. ___ _____ | Number of pages _____. |

AFFIDAVIT: I agree the statements made above are true, and if found not to be true, any special use zoning permit that may be issued may be revoked. Further, I agree any permit that may be issued is with the understanding all applicable sections of the Filer

Charter Township Zoning Ordinance will be complied with. **Also, I agree to notify the Zoning Administrator for Filer Charter Township for inspection before the start of construction and when locations of proposed uses are marked on the ground.**

Further, I understand this is a zoning permit application (not a permit) and that a special use permit, if issued, conveys only land use rights, does not include any representation or conveyance of rights in any other statute, building code, deed restriction or other property rights.

Applicant's signature

Date

I hereby grant permission for the members of the Filer Charter Township Planning Commission, and for the Filer Charter Township Zoning Administrator to enter the above described property (or as described in the attached) for the purposes of gathering information related to this application. (Note to applicant: This is optional and will not effect any decision on your application.)

Applicant's signature

Date

When completed send two copies to;
Filer Charter Township Zoning Administrator
Filer Charter Township Hall
2505 Filer City Road
Manistee, MICHIGAN 49660

Note: If applicant is not the owner, attach a copy of contract, option, purchase agreement, lease or other documentation, **signed by the owner**, showing applicant's authority to file this application.