

**CEDAR CREEK TOWNSHIP
6556 SWEETER RD
TWIN LAKE, MI 49457
231-821-0014**

APPLICATION SPECIAL LAND USE

The following information is requested pursuant to the Cedar Creek Township Code of Ordinances, Chapter 16.

Fee: \$500 (Nonrefundable) Due upon submittal of application along with seven copies of a site plan containing the information required by Section 14.1.C.2.*

_____ Name of Applicant	FOR OFFICE USE ONLY Case # _____
_____ Address of Applicant	Hearing Date _____
_____ (City, State, and Zip Code)	Action Taken _____
_____ Telephone Numbers (Home and Business)	_____ Email Address

LOCATION OF REQUEST

Address of Property _____ Parcel # _____

Zoning District _____ Legal Description _____

ACTION REQUESTED

It is hereby requested that the Cedar Creek Planning Commission approve the issuance of a special use permit on the property described above for the purpose of:

A previous application for a variance, Special Use permit or rezoning on this land has/has not (choose one) been made with respect to these premises in the last _____ years. If a previous appeal, rezoning or special use permit application was made, state date, nature of action requested and decision (approved/denied).

Present use of property _____

AFFIDAVIT

The undersigned affirms that he/she or we is/are the _____ (specify owner or person(s) with equitable interest in subject property) involved in the application; _____ year(s) from said date, and that I/we am/are able from a legal, financial, and physical basis to do so; and that the answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of his/her/our knowledge and belief.

_____ Applicant Signature(s)

_____ Date

Sec. 15.3 General Standards for Approval.

- A. The Township Board shall approve, or approve with conditions, a special use permit request only upon a finding that all of the following general standards for approval are complied with:
1. The use is designed and constructed, and will be operated and maintained, so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, will be compatible with adjacent uses of, and will not change the essential character of the area in which it is proposed.
 2. The use is, or will be as a result of the special use permit, served adequately by public services and facilities, including, but not limited to streets, police and fire protection, drainage structures, refuse disposal, and schools. Adequate water and sewer facilities must be available.
 3. The use does not involve activities, processes, materials and equipment or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of traffic, noise, smoke, fumes, glare or odors.
 4. The use will be compatible with the natural environment and will be designed to encourage conservation of natural resources and energy. The Planning Commission may require an environmental impact study be done to demonstrate compliance with this standard. (Rev. 7/26/04)
 5. The site plan proposed for such use demonstrates compliance with the specific design standards for the special use as contained in Section 15.6.
- B. The recommendation of the Planning Commission shall be incorporated in a statement of conclusions specifying the basis of the recommendation, and any conditions imposed. The decision and statement of conclusions, including conditions imposed on any approval, shall be kept and made a part of the Township Board minutes.
- C. No request for special use approval which has been denied shall be resubmitted for one year following such disapproval, except as may be permitted after learning of new and significant facts or conditions which might result in favorable action upon resubmittal.

Sec. 14.1C.2 Site Plan Requirements.

1. **Site Plan Requirements.** Site plans shall be prepared in a neat and orderly manner, drawn to a scale of not more than one inch equals 100 feet, showing the existing and proposed arrangement of the site and shall include the following:
 - a. Small sketch of properties, streets and use of land within one-quarter mile of the subject property.
 - b. Existing adjacent streets and proposed streets and existing curb cuts within 100 feet off the property.
 - c. All lot lines with dimensions.
 - d. Parking lots and access points.
 - e. Proposed buffer strips, greenbelts, or screening.
 - f. Significant natural features; and other natural characteristics, including but not limited to open space, stands of trees, brooks, ponds, flood plains, hills, and similar natural assets.
 - g. Location of any signs.
 - h. Existing and proposed buildings, including existing buildings or structures within 100 feet of the boundaries of the property. If no buildings are within 100 feet of the property lines, the use of the adjacent property shall be indicated.
 - i. General topographical features including existing contours at intervals no greater than two feet may be required by the Planning Commission depending on proposed land use and location. (Rev. 11/01)
 - j. Number of acres allocated to each proposed use and gross area in building, structures, parking, public and/or private streets and drives, and open space.
 - k. Dwelling unit densities by type, if applicable.
 - l. Proposed method of providing sewer and water service, as well as other public and private utilities.
 - m. Proposed method of providing storm drainage.
 - n. Written description of the computation for required parking.
 - o. Name, address, and phone number of applicant.
 - p. Name, address, phone number, of the individual responsible for preparing the plan.