

Homestead Inland Townships
Benzie County
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APPLICATION FOR USES LISTED FOR APPROVAL
WITH MAJOR SITE PLAN APPROVAL
Article XIII, Section 13.2.B, 13.4.B

All questions must be answered completely for this application to be processed

Owner _____	Tax ID Number _____
Address _____	Phone _____
Project Address _____	Zoning District _____
Area in acres or square feet: _____	Present and proposed land use:
General Contractor _____	Phone _____
Applicant's statement of the expected effect on: Emergency service requirements, schools, storm water systems, automobile and truck circulation patterns and local traffic volumes.	
Reference to zoning district and Section where proposed use is listed:	
Additional requirements for this proposed use as listed in Article III, General Provisions: _____	
Site Plan Requirements:	
Thirteen (13) copies of the proposed site plan which shall include the following information:	
_____	a. A scale drawing of the site and proposed development thereon, including the date, name and address of the preparer. Three (3)

copies of the drawing at 24 inches by 36 inches in size, and the balance of the drawings at 11x17 size for Planning Commission members use.

- _____ b. Property parcel number (from the Assessment Role of the Township).
- _____ c. The topography of the site in two (2) foot contours and its relationship to adjoining land.
- _____ d. Itemization and depiction of existing man-made features.
- _____ e. Dimensions of setbacks shall be shown.
- _____ f. Locations, heights and sizes of structures and other important features.
- _____ g. Percentage of land covered by buildings and that reserved for open space.
- _____ h. Dwelling unit density where pertinent.
- _____ i. Location of public and private rights-of-way and easements contiguous to and within the proposed development which are planned to be continued, created, relocated or abandoned, including percent (%) grades and types of construction of those upon the site.
- _____ j. Curb-cuts, driving lanes, parking and loading areas.
- _____ k. Location and type of drainage, sanitary sewers, storm sewers and other facilities.
- _____ l. Location and nature of fences, landscaping, screening.
- _____ m. Proposed earth changes.
- _____ n. Signs and on-site illumination.
- _____ o. Any additional material information necessary to consider the impact of the project upon adjacent properties and the general public, as may be requested by the Zoning Administrator or the Planning Commission.

Zoning District of proposed use and reference to Section where proposed use is listed:

Additional requirements for this proposed use as listed in Article III, General Provisions:

Review Standards: The applicant shall address review and approval standards as listed in Section 13.4.D, 1 through 8, applicable to this project as follows:

- . That there is a proper relationship between the existing streets and highways within the vicinity and proposed deceleration lanes, service drives, entrance and exit driveways and parking areas to assure the safety and convenience of pedestrian and vehicular traffic, and that the proposed streets and access plan conforms to any street or access plan adopted by the Townships or the County Road Commission.
2. That the buildings, structures and entryways thereto proposed to be located upon the premises are so situated and designed as to minimize adverse effects there from upon owner and occupants of adjacent properties and the neighborhood.
3. That as many natural features of the landscape shall be retained as possible, particularly, where they furnish a barrier or buffer between the project and adjoining properties used for dissimilar purposes and where they assist in preserving the general appearance of the neighborhood or help control erosion or the discharge of storm waters.
4. That any adverse effects of the proposed development and activities proceeding here from upon adjoining residents or owners shall be minimized by appropriate screening, fencing or landscaping.
5. That all provisions of this Ordinance are complied with unless an appropriate variance there from has been granted by the Zoning Board of Appeals.
6. That all buildings and structures are accessible to emergency vehicles.
7. That the plan as approved is consistent:
 - a. To encourage the use of lands in accordance with their character and adaptability.
 - b. To avoid the overcrowding of population.
 - c. To lessen congestion on the public roads and streets to reduce hazards to life and property.

- d. To facilitate adequate provisions for a system of transportation, sewage disposal, safe and adequate water supply, education, recreation and other public requirements.
 - e. To conserve the expenditure of funds for public improvements and services to conform with the most advantageous uses of land, resources and properties.
 - f. To preserve property values and natural resources.
 - g. To give reasonable consideration to the character of a particular area, its peculiar suitability for particular uses and the general and appropriate trend and character of land, building and population development.
8. That a plan for erosion controls and storm water discharge has been approved by appropriate public officials.

I hereby depose and say, under penalties of perjury, that all of the statements and/or information contained herein or submitted with this application are true. If any statements and/or information are found at a later date to be false, this permit shall become null and void. In signing this application I am permitting a representative of Homestead and Inland Townships to do an on site inspection/s. This permit expires if the authorized work is not commenced within one year from the date of issuance.

Signed _____ Date _____
 Property Owner or Authorized Agent

Date Received: _____ By: _____ Fee Paid: _____

Date to JPC: _____ Mtg Date: _____ Approved: Yes ___ No ___

Signed _____ Date _____
 Zoning Administrator