

**Homestead Inland Townships  
Benzie County  
11508 Honor Highway  
Honor, MI 49640  
Phone 231-325-6772 Fax 231-325-2031  
Cell Phone 231-590-9977  
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**APPLICATION FOR SPECIAL USE PERMIT  
Fee \$300.00**

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

<b>Owner</b> _____	<b>Tax ID Number</b> _____
<b>Address</b> _____	<b>Phone</b> _____
<b>Project Address</b> _____	<b>Zoning District</b> _____
<b>General Contractor</b> _____	<b>Phone</b> _____

**Site Plan Required - See Application for Major Site Plan Approval**

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:

Proof of Ownership of property, and if there are operations on the property and any easements that limit its use, and any leasehold interest in the property.

**Review Standards: The applicant shall utilize the following criteria as a checklist of information needed for the Joint Planning Commission to review the application:**

1. Compatibility with Adjacent Land Uses:

The proposed special land use shall be designed, constructed, operated and maintained to be compatible with uses on surrounding land. The site design of the proposed special land use shall minimize the impact of site activity on surrounding properties. In determining whether this requirement has been met, consideration shall be given to

- a) The location and screening of vehicular circulation and parking areas in relation to surrounding development.

- b) The location and screening of outdoor storage, outdoor activity or work areas, and mechanical equipment in relation to surrounding development.
- c) The hours of operation of the proposed use. Approval of a special land use may be conditioned upon operation within specified hours considered appropriate to ensure minimal impact on surrounding uses.
- d) The bulk placement and materials of construction of the proposed use in relation to surrounding uses.
- e) Proposed landscaping and other site amenities. Additional landscaping over and above the requirements of this Ordinance may be required as condition of approval of a special land use.

## 2. Compatibility with the Master Plan

The proposed special land use shall be consistent with the general principles and objectives of the Township's Master Plan.

## 3. Public Services

The proposed special land use shall be located so as to be adequately served by essential public facilities and services, such as highways, streets, emergency services, drainage systems, water and sewage facilities, unless the proposal contains an acceptable plan for providing necessary services or evidence that such services will be available by the time the special land use is established.

## 4. Impact of Traffic

The location of the proposed special land use within the zoning district shall minimize the impact of the traffic generated by the proposed use. In determining whether this requirement has been met, consideration shall be given to the following:

- a) Proximity and access to major thoroughfares.
- b) Estimated traffic generated by the proposed use.
- c) Proximity and relation to intersections.
- d) Adequacy of driver sight distances.
- e) Location of and access to off-street parking.
- f) Required vehicular turning movements.
- g) Provisions for pedestrian traffic.

#### 4. Detrimental Effects

The proposed special land use shall not involve any activities, processes, materials, equipment, or conditions of operation, and shall not be located or designed so as to be detrimental or hazardous to persons, property or to public health, safety, and welfare. In determining whether this requirement has been met, consideration shall be given to the level of traffic noise, vibration, electrical interference, smoke, fumes, odors, dust, glare and light.

#### 6. Economic Well-Being of the Community

The proposed special land use shall not be detrimental to the economic well-being of those who will use the land or residents, businesses, landowners, and the community as a whole.

#### 7. Compatibility with Natural Environment

The proposed special land use shall be compatible with the natural environment and conserve natural resources including shore and stream preservation principals, and energy to the extent reasonable and feasible.

### **Criteria for Review – The applicant shall address the following criteria:**

The Planning Commission shall approve, or approve with conditions, an application for a special land use permit only upon a finding that the proposed special land use complies with all of the following general standards:

- A. The property subject to the application is located in a zoning district in which the proposed special land use is allowed.
- B. The proposed special land use will not involve uses, activities, processes materials, or equipment that will create a substantially negative impact on the natural resources of the township or the natural environment as a whole.
- C. The proposed special land use will not involve uses, activities, processes, materials, or equipment that will create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, odors, or the accumulation of scrap material that can be seen from any public highway or seen from any adjoining land owned by another person.
- D. The proposed special land use will be designed, constructed, operated, and maintained so as not to diminish the opportunity for surrounding properties to be used and developed as zoned.

- E. The proposed special land use will not place demands on fire, police, or other public resources in excess of current capacity.
- F. The proposed special land use will be adequately served by public or private streets, water and sewer facilities, and refuse collection and disposal services.
- G. The proposed special land use complies with all specific standards required under this Ordinance applicable to it.

**Supplemental Site Development Standards for Uses outlined in Article XII, Section 12.7 must be included for those listed uses.**

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 ___	
Approved with conditions; _____	
-	
_____	
Signed _____	Date _____
Zoning Administrator	

