

# SPECIAL USE PERMIT (ZONING PERMIT) APPLICATION for a SPECIAL LAND USE

Vassar Township, Tuscola County, Michigan

This application to be used for all Special Land Uses delineated in Articles 4 thru 16

(All references to "Section" and "Article" refer to Vassar Township Zoning Ordinance)

**Important Notice to Applicants:** 2 original 24"x 36" blueprints with site plan (1" =100 ft.) and supporting documents outlined in the Zoning Ordinance must be submitted as 8 review copies (8.5"x11" with 11"x17" copies of blueprints and site plan) and 1 electronic copy to the Zoning Administrator or Marijuana Coordinator. All questions must be answered completely. If additional space is needed, number and attach additional sheets. The total number of sheets is \_\_\_\_\_. Approval of this application is required before a Special Use/Zoning Permit can be issued. The erection of a building or structure, or excavation for any building or structure, prior to the issuance of a Zoning Permit is a violation of the Vassar Township Zoning Ordinance.

Name and Address of Applicant:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Phone Number of Applicant:

Residence: \_\_\_\_\_  
 Work Place: \_\_\_\_\_

Applicants Interest in Property:

(Select appropriate response below)

Owner   Lessee   Option to Buy  
 Other (please explain) \_\_\_\_\_  
 \_\_\_\_\_

Name, Address, Phone Number of Property

Owner: (If different than Applicant)

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

FOR TOWNSHIP USE ONLY	
<b>File Number:</b> _____ <b>Date Received:</b> _____ <b>Tax Parcel Number:</b> _____ <b>Fee Received</b> (amount and date): _____ <b>Fee Receipt Number:</b> _____	<b>Special Notes:</b> _____ Date _____ Comment _____ _____ _____ _____
<b>Planning Commission:</b> _____ Date Application was Received by Commission: _____ Public Hearing Date: _____ Recommendation/Decision Date: _____ Recommendation/Decision: (circle below as appropriate) Approval   Approval with Conditions   Denial	<b>Township Board:</b> _____ Date Application received by Board: _____ Date Action Taken: _____ (Circle Below as Appropriate) Approved   Approved with Conditions   Denied

**PART 1: ACTION REQUESTED**

A special Land Use may only be permitted in a zoning district which specifically permits the proposed special land use, as delineated in Articles 10-15 of the Zoning Ordinance. This application is for the following proposed special land use: \_\_\_\_\_  
\_\_\_\_\_

**PART 2: PROPERTY INFORMATION**

A. Legal Description and acreage of property affected:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

B. Address of property: \_\_\_\_\_

C. List of all deed restrictions: \_\_\_\_\_  
\_\_\_\_\_

D. Names and addressed of all other persons, firms, or corporations having a legal or equitable interest in the land: 1) \_\_\_\_\_  
2) \_\_\_\_\_  
3) \_\_\_\_\_

E. This property is: unplatted or platted (Circle appropriate answer)

If platted, name of Plat: \_\_\_\_\_

F. Present use of the property is: \_\_\_\_\_  
\_\_\_\_\_

G. Existing zoning classification of the property is: \_\_\_\_\_

H. If any existing structure(s) are nonconforming, check all of the following applicable reasons below for the nonconformity for each such structure:

Height \_\_\_\_\_ rear yard setback \_\_\_\_\_  
Floor area \_\_\_\_\_ one side yard setback \_\_\_\_\_  
Front yard setback \_\_\_\_\_ both side yard setbacks \_\_\_\_\_

**PART 3: SUPPORTING DOCUMENTS**

**A. Site Plan:** The applicant must submit, as part of this application, a site plan for the proposed special land use. The site plan must meet all the requirements of Article 15 in the Zoning Ordinance.

**B. Sewage Disposal & Water Supply:** In the case of a zoning permit for buildings proposed for human occupancy or required by law to have plumbing fixtures, the applicant must include with this application a report from the Tuscola County Health Department certifying in writing the approval of a private sanitary sewage disposal system, private water supply system, and their locations. Where public sanitary sewer service and/or municipal/public water supply is available or required by local ordinance or state law, the applicant shall include with this application a written notice of acceptance of the proposed land use for services or hook-up fee receipts.

**C. Additional Documents:** Applicant must supply additional supporting documents as required by the General and/or Zoning Ordinances applicable to the special land use being requested. The Zoning Administrator, Marijuana Coordinator,

or Planning Commission may require additional supporting documents, within reason, before approval of use.

**PART 4: BASIS FOR DETERMINATION**

**A. Please provide responses to the following questions:**

1. Will the use be harmonious with and in accordance with the general principles and objectives of the Master Plan of the Township?

\_\_\_\_\_

2 A. Will the use be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity. \_\_\_\_\_

B. Will the use change the essential character of the area in which it is proposed?

\_\_\_\_\_

3. Will the use be hazardous or disturbing to existing or future uses in the same general vicinity? \_\_\_\_\_

\_\_\_\_\_

4. Will the use be served adequately by essential public facilities and services, such as highways, streets, police, fire protection, drainage structures, refuse disposal, water, and sewer facilities and schools? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

5. Will the use involve uses, activities, processes, materials and equipment or conditions of operations that will be detrimental to any person, property, or general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors? \_\_\_\_\_

\_\_\_\_\_

6. Will the use be necessary to meet the intent and purpose of the zoning regulations; be related to the standards established in the Ordinance for the land use or activity under consideration; and be necessary to insure compliance with these standards? \_\_\_\_\_

\_\_\_\_\_

7. Will the use protect the natural environment and special natural resources, such as wetlands, woodlands, hillside and water courses, and ensure that landscaping shall be preserved in its natural state, insofar as practical by minimizing tree and soil removal, and by topographic modifications which result in maximum harmony with adjacent areas? \_\_\_\_\_

\_\_\_\_\_

8. Will the use insure that special attention will be given to proper site surface drainage so that removal of storm waters will not be adversely affect neighboring properties? \_\_\_\_\_

\_\_\_\_\_

9. Will the use insure that all exterior lighting shall be so arranged that it is deflected away from adjacent properties and so that it does not impede the vision of traffic along adjacent streets? \_\_\_\_\_

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**PART 5: AFFIDAVIT**

I (we) the undersigned affirm that the foregoing answers, statements, and information are in all respects true and correct to the best of my (our) knowledge and belief. I (we) the undersigned understand that the special use permit (zoning permit) applied for, if granted, is issued on the representations made herein and that any zoning permit or building permit subsequently issued may be revoked because of any breach of representations or conditions, or because of the lack of continued conformance with zoning ordinance requirements.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant Signature(s) Date

\_\_\_\_\_

Property Owner's(s) Signature(s) Date  
(if different than applicant)

End of Application Form