



Ford River Township  
 3845 K Road  
 Bark River, MI 49807  
 906-786-8532

FILE NO.
----------

## SPECIAL USE PERMIT

Project Address:
Owner Name:
Owner Address:
Parcel Number
Description of Proposed Project/Use

Applicant Contact
Applicant Contact Address
Contact Info
<p>“I” hereby certify to the correctness and knowledge of the information submitted and hereby agree to comply with the terms and requirements of all applicable Township ordinances. I also grant Township staff permission to enter onto the subject property in review of this application.</p>
Signature:
<p>Please complete the appropriate Worksheet as part of your application packet (see Staff for more information) for: Planning Commission, Zoning Board of Appeals requests, Land Divisions, Combinations or Lot Line Adjustments.</p>

### TOWNSHIP USE ONLY

Current Zoning District	R-1	R-2	RR	AP	RP	PL	C
One/Two Family Construction	Zoning Board of Appeals			Planning Commission		Multi Family Construction	
Site Plan Review	Rezoning/PUD Rezoning			PUD Attachment		Special Use Permit	
Other:							
Approved	Approved with Conditions			Denied		Withdrawn	
Zoning Administrator:						Date	

## Special Use Permit Applicant Worksheet

Special Use Permit review and approval are required for certain uses of land that have increased potential to impact adjacent properties and the neighborhood. The Special Use application and review procedure is therefore intended to ensure that the proposed use will be designed, operated, maintained and managed in a way that will be compatible with neighboring properties and will not be detrimental to the Township or its surroundings. The application process includes public notice of the proposed use and a public hearing before the Planning Commission. Conditions of approval may be required by the Planning Commission to lessen or mitigate potentially adverse effects of the use.

### Zoning Ordinance Article VI Section 602 C - Data Required In Application:

- Special Use Permit Form
- Site Plan (Refer to Zoning Ordinance Article V Section 503)
- Detailed description of preliminary plans and outline specifications of the proposed development/use (located in Special Use Permit Form)
- Applicant Response to Zoning Ordinance Article VI 604

### Zoning Ordinance Article V Section 502 & 503:

#### Section 502:

A site plan shall be submitted to the Zoning Administrator for approval all commercial uses, structures, properties, and those uses requiring Special Use Permit review and a fee shall be submitted in accordance with the fee schedule approved by the Township Board:

#### Section 503:

A site plan includes:

- A. A scale of not less than (40) forty-feet to the inch.
- B. A legal description of the lot; the name, address and telephone number of the owner, developer and designer.
- C. Date, north point, and scale.
- D. The actual dimensions of all lot and property lines (as shown by a licensed surveyor, with the survey stakes visible) showing the relationship of the subject property to abutting properties.
- E. The location of all existing and proposed structures on the subject property and all existing structures on land immediately adjacent to the site within 100 feet of the site's parcel lines.

- F. The location of all existing and proposed drives and parking areas.
- G. The location and right-of-way widths of all abutting streets, alleys, and private easements.
- H. The location of proposed planting and screening, fencing, signs and advertising features.
- I. The height and floor area of all proposed structures.
- J. Two (2) identical copies on one or more sheets illustrating the above information and data.
- K. Any other information necessary to establish compliance with this Ordinance or any other applicable ordinances.

SITE OR PLOT PLAN – For Applicant Use

Is property on a private road or shared driveway?

YES \_\_\_\_\_

NO \_\_\_\_\_

SCHEDULE OF REGULATIONS

SETBACK

DISTRICT	MINIMUM LOT SIZE (SQ FT)	MINIMUM LOT WIDTH (FEET)*	FRONT	SIDE (FEET)	REAR (FEET)*****	MAXIMUM HEIGHT (FEET)
R-1	33,000	165	30	10**	35***	30
R--2	33,000	165	30	10**	35***	30
RR	1 Acre	165	30	10	30	30
AP	20 Acres	200	30	30	30	****
RP	1 Acre	165	30	30	30	****
C	1 Acre	165	30	5	20	30
PL	None	None	None	None	None	None

\* Lot width shall be measured at front setback line.

\*\* A detached garage or accessory building may be located 5 feet from a side lot line and if there are restrictions or easements along the sides of lots, the setback shall be measured from those encumbrances.

\*\*\* A detached garage or accessory building may be located 10 feet from a rear lot line.

\*\*\*\* Height at any point on a structure shall not exceed the horizontal distance to any lot line.

\*\*\*\*\* The rear lot line shall be used in cases where water borders a lot. Setback distances shall be measured from the normal high water mark or bluff line. Certain water front properties are classified as High Risk Erosion Areas by the Department of Environmental Quality. DEQ requires additional setback distances on these affected properties.

Applicant Response to General Standards of Review

The application is to read and respond to Ford River’s Zoning Ordinance Section 604 General Standards regarding the proposed use of the property referred to in this application:

(Please respond to items A-I with how you believe the proposed use in this application will align with the standards below)

A. Will be harmonious with and in accordance with the general objectives or with any specific objectives of the Comprehensive Development Plan.


B. Will 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 and that such a use will not change the essential character of the same area.


C. Will not be hazardous or disturbing to existing or future neighboring uses.


D. Will not diminish the value of land, buildings, or structures in the district and shall represent an improvement to the property under consideration and to the community.


E. Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, refuse disposal, or schools, and that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service.


F. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.


G. Will not involve uses, activities, processes, materials and equipment and conditions of operation that will be detrimental to any person, property, or the general welfare by reason of excessive production of noise, traffic, smoke, fumes, glare, or odors.


H. Will the location, nature and height of the proposed use be appropriate to the size, type and kind of buildings, uses and structures in the vicinity and adjacent properties, including the safety and convenience of people there from.


I. Will be consistent with the intent and purpose of this Ordinance and shall be compatible with the natural environment, and shall protect the public health, safety and general welfare.


Upon receipt of such materials by the Zoning Administrator, the Township shall transmit one copy to agencies considered to be impacted or affected by the land use request for their review and comment. These agencies could be the road commission, drain commissioner, health department, school district, fire department, etc. The Zoning Administrator shall transmit the remaining copies of the preliminary site plan to the Planning Commission for their review. The Planning Commission, upon receiving the comments of the above affected agencies, shall proceed with a public hearing on the request.