

7-15-10

**CANNON TOWNSHIP
6878 BELDING ROAD
ROCKFORD MI 49341
874-6966 FAX 874-8940**

SPECIAL LAND USE

1. APPLICATION FEE	\$500.00
ESCROW	\$2,000.00

ANTENNAS AND TOWERS, VEHICLE WASH FACILITIES, CHURCHES, GOLF COURSES, SKI AREAS AND OUTDOOR RECREATIONAL AREAS, HOMES FOR THE ELDERLY, INTENSIVE LIVESTOCK OPERATIONS, JUNK OR SALVAGE YARDS, MINI WAREHOUSE FACILITIES, DRIVE-THROUGH OR DRIVE-IN RESTAURANTS, COMMERCIAL COMPOSTING OPERATIONS, SCHOOL BUILDINGS, COMMERCIAL DRIVEWAYS, UTILITY BUILDINGS, CANNONSBURG HISTORIC DISTRICT, AND COMMERCIAL WATERFRONT ACCESS USES

The application fee covers the cost of advertising the request for a special land use permit and/or a special exception use permit, mailing notices to property owners and/or occupants of properties within 300 feet of the applicant's property, and the public hearing. All consultant review fees will be charged to the escrow account.

2. MEETING DATES

The Cannon Township Planning Commission meets on the second Tuesday of each month at 6:00 p.m. at the Cannon Township Hall, 6878 Belding Road NE.

3. PROCESSING PERIOD AND APPLICATION SUBMITTAL

A special land use permit application usually takes about 90 days to process. Special land use permit applications must be submitted according to the calendar.

4. SUBMITTAL CALENDAR - SEE ATTACHED

5. APPLICATION PROCEDURES

Whenever an application is filed for a special land use permit, the following steps are taken in processing the application:

(1) An application for a special land use permit is submitted to the Township Clerk or the clerk's representative along with the required fee(s). The owner(s) of the property for which the application has been submitted must sign the application. Applications for a special land use permit must also be accompanied by a site development plan, which meets the requirements of Chapter 18 of the Cannon Township Zoning Ordinance. A site development plan checklist is attached. Twelve (12) copies of the site plan must be submitted with the application.

(2) The Township Zoning Administrator submits the application for a special land use permit to the Planning Commission along with the site plan drawing and any other materials necessary to demonstrate that the requirements for the applicable special use have been met. Copies of this information are also sent to the township planner, engineer, attorney and fire chief.

(3) The Planning Commission, at its next regular meeting, sets a date for a public hearing on the special land use request. This hearing will usually take place at the next meeting of the Commission, which is the second Tuesday of the month.

*** **Amended MZEA 7-1-06** (4) Notice of the request for a special land use permit and of the public hearing is advertised once in a local newspaper fifteen (15) days before the public hearing.

*** **Amended MZEA 7-1-06**(5) Written notices of the request for a special land use permit and of the public hearing are mailed to all property owners and/or occupants within 300 feet of the subject property. This mailing list is taken from the most recent township assessment roll. A notice of the hearing is also sent to the applicant. Notices are sent fifteen (15) days before the public hearing date.

(6) A report analyzing the request for a special land use may be prepared by the township's planner and engineer.

(7) The public hearing is held by the Planning Commission. The applicant and others in attendance are provided an opportunity to speak on the request for a special land use permit. Following the public hearing the Planning Commission may vote to approve, approve with conditions, deny, modify, or postpone the special land use request. **The Township Board must also approve Cannonsburg Historic District, schools and recreation areas.**

(8) The applicant is notified of the final disposition of the special land use request. The decision of the Planning Commission is final.

7-15-10

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APPLICATION FOR SPECIAL USE PERMIT

DATE _____

APPLICANT _____

ADDRESS _____

CITY _____ STATE _____ ZIPCODE _____

PHONE NUMBER: _____ FAX NUMBER _____

CELL PHONE _____ EMAIL _____

A. ATTACH LEGAL DESCRIPTION AND PERMANENT PARCEL NUMBER OF PARCEL

ATTACH LEGAL DESCRIPTION FOR **PORTION** OF PROPERTY TO RECEIVE SPECIAL LAND USE

B. PROPERTY OWNER _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

C. NUMBER OF ACRES _____

D. PRESENT USE OF PROPERTY _____

E. PROPOSED SPECIAL LAND USE _____

F. SPECIAL USE ORDINANCE SECTION APPLICABLE _____

G. ESTIMATED COMPLETION DATE _____

H. ZONING HISTORY (PAST APPLICATION FOR REZONING, VARIANCE OR SPECIAL USE PERMIT)

I. LIST ALL DEED RESTRICTIONS (ATTACH ADDITIONAL SHEET IF NECESSARY)

J. OTHER PARTIES HAVING A LEGAL OR EQUITABLE INTEREST IN LAND

NAME _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

STATE REASONS FOR THIS SPECIAL USE PERMIT REQUEST

Please justify your request for a special use permit addressing the following concerns:

1. The use is designed so as to insure public services and facilities will be capable of accommodating any increased service and facility loads.
2. Be designed to insure the use is compatible with adjacent land uses and activities.
3. Be designed to protect the natural resources, health, safety and welfare, and the social and economic well being of those who will use the land use or activity under consideration, residence and landowners immediately adjacent to the proposed use or activity and the community as a whole.
4. Meets the intent and purposes of the zoning ordinance and the standards established for the use or activity under consideration.

K. Additional information:

Please describe any equipment or process which will be used out-of-doors on the property during the time the special use permit is effective, the activity carried out and the time and frequency of this activity on a weekly or monthly basis and any other unusual conduct associated with the granting of said permit.

The information on this application form is, to the best of my knowledge, true and accurate.

APPLICANT SIGNATURE _____

I grant permission for members of the Cannon Township Planning Commission, Township Board, Township Consultants and Representatives to enter the above-described property (or as described in the attached) for the purposes of gathering information related to this application/request/proposal. (Note to Applicant: This is optional and will not affect any decision on your application.)

OWNER OF RECORD SIGNATURE _____
(If not the applicant)

DATE _____

Fees \$ _____

Escrow \$ _____

Zoning Administrator

Date