

Received

Application for Special Land Use

GAINES CHARTER

TOWNSHIP

File Number

8555 Kalamazoo Ave SE

Caledonia, MI 49316

(616) 698-6640 • www.gainestownship.org

Project Address	Street: City: Zip:					
Parcel Number(s)	41-22- 41-22-					
Owner Name						
Owner Address	Street: City: Zip:					
Phone No. & Email	/					
Applicant Name						
Applicant Address	Street: City: Zip:					
Phone No. & Email	/					
Brief Description of Proposed Project/Use						
<i>I grant Township staff permission to enter onto the subject property in review of this application, certify the correctness and knowledge of the information submitted, and agree to comply with the terms and requirements of all applicable Township ordinances.</i>						
Owner Signature						
For Township Use Only						
Zoning District	☐ RR	☐ SR	☐ VR	☐ MFR	☐ VN	☐ NC
	☐ GC	☐ OS	☐ MB	☐ LI	☐ HI	☐ PUD
Project Type	☐ Special Land Use ☐ Accessory Bldg. ☐ Site Plan Review					
Zoning	☐ Approved			☐ Approved w/Conditions		
Administrator	☐ Denied			☐ Withdrawn		
Signature				Date		
Notes						

Application for Special Land Use

Special Land Use review and approval is required for certain uses of land that have increased potential to impact adjacent properties and the neighborhood. The Special Land Use application and review process ensures 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 the adverse effects of the use.

Approval of Special Land Use is **valid for one (1) year**. If progress on the project has not been made, the approval expires.

General Standards apply to all Special Land Use requests and are outlined in Chapter 27. They include:

- A. Consistency with the goals, intent, and purposes of the Zoning Ordinance and the Master Plan.
- B. Compatibility with adjacent and nearby land uses.
- C. Adequate service by essential infrastructure and public services.
- D. Use and its associated buildings are not detrimental to persons, property or general welfare.
- E. The use and its associated buildings and site improvements will not cause environmental degradation.
- F. The use will not result in unsafe traffic conditions or negative impacts on pedestrian travel.
- G. The use won't set precedence that will adversely affect long-term plans and policies of the Township.

Please answer the following questions that inform the General Standards of Review:

- 1. Is the proposed Special Land Use generally in keeping with surrounding rural/suburban/commercial/industrial uses? Would it be considered typical activity or construction by the neighbors?

- 2. Will the use or activity generate any adverse visual, noise, dust, odor, light or other impacts? If so, list what type and how frequently.

- 3. What measures will be taken to avoid adverse impacts of the building, site or use of the property on the community?

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4. How much traffic, what kind of traffic and at what times of the day and or week will traffic be generated by the proposed use?

5. Describe how the proposed special use will avoid the creation of adverse environmental, ecological or natural resource impacts.

CHECKLIST FOR SPECIAL LAND USE, OR ACCESSORY BLG. SPECIAL LAND USE REVIEW	
General Information	
Name and firm address of the professional individual responsible for preparing site plan and professional seal, if applicable	
Project address and parcel number	
Name and address of the property owner (signature required if owner is not the applicant and applicant is not under contract)	
Name, address, phone number, signature, and email of applicant	
Date of original plan and document revisions	
Scale and north arrow	
Acreage excluding public right-of-way	
Legal property description	
Existing Conditions	
Vicinity map showing overall location	
Lot lines and required setbacks (building envelope)	
Location, width, and purpose of all existing easements	
Site Planning Elements	
Proposed buildings, structures, fences, light poles, driveways, parking lots, landscaped areas, and other proposed physical infrastructure, as applicable	
Lot width, lot coverage, and setbacks noted for all buildings and structures	
Proposed changes to lot lines, if applicable	
Well and septic or connections to existing water and sewer lines, if applicable	
Supplemental Information	
Project description and brief narrative description of the project, including proposed use, existing floor area (square feet), size of proposed expansion (square feet), and any change in the number of parking spaces	
Building details	
Exterior elevations, showing building height and describing building materials	
Any other information required by the Zoning Administrator, Zoning Board of Appeals or Planning Commission to demonstrate compliance with other applicable provisions of this ordinance.	