

SPECIAL EXCEPTION USE PERMIT APPLICATION



Yankee Springs Township
Zoning Administration

TO BE FILLED OUT BY

TOWNSHIP

SEU #: _____

Date Approved: _____

PC# _____

APPLICANT INFORMATION

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ (Opt.) Cell Phone: _____

Email: _____

PROPERTY OWNER INFORMATION

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ (Opt.) Cell Phone: _____

Email: _____

PROJECT LOCATION

Address: _____ CITY _____

SECTION: _____ PARCEL ID. #: _____

(Last 8 Digits Only)

ZONING CLASSIFICATION:

TYPE OF REQUEST:

SPECIAL EXCEPTION USE PERMIT APPLICATION CONTINUED



Yankee Springs Township
Zoning Administration

TO BE FILLED OUT BY TOWNSHIP	SEU #: _____
	Date Approved: _____
	PC# _____

TERMS & CONDITIONS

1. I hereby agree to allow the members of the Township Planning Commission, Zoning Administrator or their Representative to enter my property for the purpose of inspecting the site of the above request.
2. I hereby agree to comply with the terms and requirements of the Yankee Springs Township Zoning Ordinance.
3. I hereby agree not to divert, concentrate, or increase the velocity of the natural surface water.
4. I hereby agree to obtain a Health Department Review.

Signature: _____ Date: _____

TO BE FILLED OUT BY TOWNSHIP

Fee received by: _____ Date: _____

Cash Amount: \$ _____ Check Amount: \$ _____ Check #: _____

Sec. 4.1. Special Exception Use Standards.

A. In order to make this ordinance flexible and still afford protection of property values and orderly and compatible development of property within Yankee Springs Township, the Yankee Springs Township Planning Commission, in addition to its other functions, is authorized to approve the establishment of certain uses designated as special exception uses within the various zoning districts, when set forth in the ordinance.

B. These special exception uses have been selected because of the unique characteristic of the use which, in the particular zoning district involved, under certain circumstances and without proper controls and limitations, might cause it to be incompatible with the other uses permitted in such zoning district and accordingly be detrimental thereto.

C. With this in mind, the special exception uses are not permitted to be engaged in within the particular district in which they are listed unless and until the planning commission, in its absolute discretion, is satisfied that the same, under the conditions, controls, limitations, circumstances and safeguards proposed, therefore, and imposed by the planning commission would be compatible with the other uses expressly permitted within said zoning district; would not, in any manner, be detrimental or injurious to the use or development of adjacent properties, to the occupants thereof or to the general neighborhood; would promote the public health, safety, morals and general welfare of the community; would encourage the uses of lands in accordance with their character and adaptability; and that the conditions required by the planning commission for the allowance of such special exception use can and will, in its judgment, be met at all times by the applicant.

D. The burden of proof of facts, which might establish a right to a special exception use permit under the foregoing standards, shall be upon the applicant.

E. The planning commission may not allow any use as a special exception use unless the same is specially authorized as a special exception use in a particular zoning district.

Sec. 4.2. Special Exception Use Procedure.

A. All applications for special exception use (S.E.U.) permits shall be filed with the zoning administrator and shall include all pertinent plans, specifications, and other data upon which the applicant intends to rely for a special exception use permit.

B. The planning commission shall hold a public hearing on the request in accordance with the following procedures:

1. A notice of the public hearing shall be published in a paper of general circulation in the township not less than fifteen (15) days before the hearing, describing the nature of the request for a special exception use permit, indicate the property that is the subject of the request including a list of all existing street addresses within the property (if none exist, other means of identification may be used), state when and where the request will be considered, and indicate when and where written comments may be submitted concerning the request.

2. Notice shall be sent by mail or personal delivery not less than fifteen (15) days before the public hearing to the owners of the property for which approval is being considered. Notice shall also be sent to all persons to whom real property is assessed within three hundred (300) feet of the property and to occupants of all structures within three hundred (300) feet of the property regardless of whether the property or occupant is located within the township. If the name of the person is not known, the term occupant may be used in making notification.

3. Following the hearing, the planning commission shall either grant or deny a permit for the special exception use. The planning commission shall state the reason for its decision, including all conditions, limitations and requirements upon which the permit is granted.

4. The planning commission shall have the right to limit the duration of a special exception use permit where the use is temporary in nature. The commission may reserve the right of an annual review for any permit granted. Any use failing to comply with such conditions or limitations may be terminated by action of the planning commission, after a public hearing.

5. The site plan, specifications, and all conditions, limitations, and requirements imposed by the planning commission shall be incorporated as part of the special exception use permit. Violations of any of these will cause revocation of the permit and the use for which the permit was granted shall cease to be a lawful use.

6. Any special exception use permit that has not been used for a period of six (6) months may be revoked, upon a hearing of the planning commission. Upon termination of the special exception use permit, the property shall be used only for permitted uses set forth in the zoning ordinance for the zoning district the property is located in.

Sec. 4.3. Annual Inspections.

The planning commission or its representative shall inspect each approved special exception use permit for compliance at least once each year. The holder of any special exception use permit failing to comply with the conditions of approval shall be requested to appear before the planning commission after which the use permit may be terminated.

Sec. 4.4. Special Exception Use Conditions.

A. The planning commission may impose such conditions or limitations, in granting approval, as may be permitted by state law and this ordinance, which it deems necessary to fulfill the spirit and purpose of this ordinance. Those conditions may include any condition necessary:

1. To insure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads.
2. To protect the natural environment and conserve natural resources and energy.
3. To promote the use of the land in a socially and economically desirable manner.

B. The conditions imposed shall do all of the following:

1. Be designed to protect natural resources, health, safety, and welfare, as well as the social and economic well-being of those who will use the land use or activity under consideration, residents and landowners immediately adjacent to the proposed land use or activity, and the community as a whole.
2. Be related to the valid exercise of the police power and purposes which are affected by the proposed use or activity.
3. Be necessary to meet the intent and purpose of the zoning regulations; be related to the standards established in this ordinance for the land use or activity under consideration; and be necessary to insure compliance with those standards.

C. The conditions imposed with respect to the approval of a land use or activity shall be recorded in the record of the approval action and shall remain unchanged except upon the mutual consent of the approving authority and the land owner. The planning commission shall maintain a record of changes granted in conditions.

Please refer to the complete Zoning Ordinances pertaining to the specific Special Exception Use being considered.

Barry-Eaton District Health Department

330 W. Woodlawn Ave.
Hastings, MI 49058
Phone: 269-945-9516 ext 35
Fax: 269-818-0237

Environmental Health Division

1033 Health Care Dr..
Charlotte, MI 48813
Phone: 517-541-2615
Fax: 517-541-2686

APPLICATION FOR EVALUATION OF EXISTING WELL &/OR SEWAGE SYSTEM

For new use, change of use or other property changes

A. Site information (*required information):

Site Address _____ City _____ Zip _____

Township _____ Section _____ Parcel Number (found on property taxes) _____

Old Address _____ Property Size/Acres _____ Side of Road N E S W

Subdivision _____ Lot # _____ Approximate year existing structure constructed _____

B. Reason for Evaluation: check all that apply

<input type="checkbox"/> Replacement of Existing Structure/House {A}	<input type="checkbox"/> Pole Barn: size: ____x____ {E}	<input type="checkbox"/> Re-Zoning of Property {G}
<input type="checkbox"/> Adding Bedrooms {B}	<input type="checkbox"/> Fire or Loss of Structure {F}	<input type="checkbox"/> Conditional Use Zoning {H}
<input type="checkbox"/> Additional Structures {c}	<input type="checkbox"/> Other, describe _____ {E}	<input type="checkbox"/> Change of Use/Zoning {I}
<input type="checkbox"/> Addition to Existing Structure {D}	<input type="checkbox"/> Swimming pool: in ground or above (circle one) {E}	<input type="checkbox"/> Demolition {J}

C. In order to assess the proposal the following information is required:

All applications: Fuel oil or gasoline storage tanks on the property? Yes No If yes, location(s) _____
Is Municipal Water Available? Yes No Is Municipal Sewer Available? Yes No

Residential use: Number of initial bedrooms ____ . # Additional bedrooms proposed ____ . # of intended occupant's ____
Will the structure have a garbage grinder? Yes No

Non-residential use: Type explain (store, office, commercial, etc.): _____
Number of employee's ____ . # of patrons per day (using water or restrooms) _____

D. Provide a site plan of the structure well &/or septic, driveway, property lines & proposed addition, new structure, etc. as applicable

E. Owner/Applicant Information:

Applicant _____ Owner? Yes No Current Owner: _____

Mailing Address _____ City _____ Zip _____ Phone # _____

Signed _____ Date _____

F. Report to: Mail to above address Fax to Planning and Zoning: # _____
Fax to Building Dept.: # _____ other fax or email: _____

Review Fee: Field & Site Plan Review (Reasons {A, B, D, E} above) \$117 {F above: \$30}
OR

Site Plan/Office Review \$28 (Reasons {C,G,H,I,J} may be eligible for office review only)

Fee _____	Receipt # _____	Date Paid _____	Facility # _____	Employee # _____
Site Plan submitted? Y N Office review only _____ Field review _____ Appointment Date & Time _____				

Site Plan for Property Changes &/or Change of Use at:

(Address) _____ **(township)** _____ **(section)** _____

To review your application, a detailed site plan should be provided. Detailed records of your on-site well and septic may be available at the Environmental Health Office.

Diagram to show:

- Road, property lines and existing buildings (a current survey is helpful in creating your sketch).
- Existing well(s) location and measurements from the house and other “permanent” site features such as survey stakes, fence, and utility poles. Show old wells used for irrigation, etc.
- Location of existing septic tank(s), sewage disposal system, and any pre-approved replacement/reserve drain bed area. Give measurements of known locations. Do not estimate.
- The location of the addition or new structure (include existing structure location).

Applicant’s Site plan:

↑

REVIEWED BY(sanitarian): _____ Date: _____ Field visit needed:[] Y [] N
Approved: _____ Denied: _____ Comments: _____

Barry-Eaton District Health Department

330 W. Woodlawn Ave.
Hastings, MI 49058
Phone: 269-945-9516 ext 35
Fax: 269-818-0237

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Charlotte, MI 48813
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Fax: 517-541-2686

How to Prepare for an Operational and Maintenance Evaluation

Evaluation of Existing Well and/or Sewage Disposal System with a “change of use” or property changes

The intended purpose of the evaluation is to determine if the existing well and/or septic system can provide sufficient use for the proposed property alterations while taking the future repair and replacement areas into consideration.

After it has been determined that your proposed property alterations will require this evaluation, it will be necessary to completely fill out an application. In order to make an accurate assessment of your site, it is very important to provide all the information that is requested on this form. It is expected at the time of application that the appropriate fee is paid and an appointment will be made for the area Sanitarian to meet with the applicant, if necessary.

Answers you will need for the Sanitarian at the time of the evaluation are as follows:

1. Where the well to be evaluated is located?

If the well is buried, its location will need to be accurately staked or uncovered prior to meeting the Sanitarian.

If you have copies of well permits, well logs or final inspection reports bring them.

2. Is the well working properly?

3. Are there any old wells or discontinued wells on the property and where are they located?

4. Are there any above ground, buried or basement fuel tanks and where are they located?

5. What kind of septic system do you have and where is it?

If you have a drainbed or drainfield have the 4 corners identified.

If you have a drywell it will need to be opened.

If you have copies of septic permits or final inspection reports bring them.

6. Where is the septic tank(s) and what size(s)?

7. When was the septic tank last pumped?

8. How old is the system?

9. Are there any old septic systems no longer in use?

10. Will the structure have a water softener or a garbage disposal in the kitchen sink?

11. Do you have any further information that may help your Sanitarian assess your request?

It may be necessary to arrange with outside parties to help you answer these questions such as previous owners or contractors. In order for this department to accurately determine the feasibility of your request your assistance is crucial.

To allow for completion of the evaluation, the owner or owner’s (adult) representative will need to meet the sanitarian.

Appointment Day _____ Date _____ Time _____

Area Sanitarian _____ Extension # _____