

# CONDITIONAL USE PERMIT APPLICATION



## CHOCOLAY TOWNSHIP Planning and Zoning Department

5010 US-41 South  
Marquette, MI 49855  
Phone: 906-249-1448 Fax: 906-249-1313

APPLICATION NUMBER  
CU- \_\_\_\_\_ - \_\_\_\_\_

\$250.00

<b>PROJECT LOCATION</b> Parcel ID 52-02- _____ - _____ - _____ Address _____ Zoning District _____ Adjacent Zoning Districts North _____ South _____ East _____ West _____	<b>PROPERTY OWNER</b> Name _____ Address _____ City / State / Zip _____ Contact number _____ E-mail _____
--	--

**PROJECT INFORMATION**

Existing Use

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Proposed Use

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Adjacent Uses

North \_\_\_\_\_

South \_\_\_\_\_

East \_\_\_\_\_

West \_\_\_\_\_

**CONDITIONAL USE PERMIT APPLICATION REQUIREMENTS**

The checklist below identifies all documents required for the Director of Planning and Zoning to declare the application complete before beginning the conditional use permit process.

All items are due **twenty-one (21)** days prior to the Planning Commission meeting.

- Payment in full of the required fee (see the current *Adopted Fee Schedule*).
- Site plan showing the proposed location of conditional use, buildings, driveway, lot lines, easements, right-of-ways, lighting, waterways, heights of buildings and any additional information that is required by the Township.
- Proof of property ownership including the legal description of the property.

**BASIS OF DETERMINATION AND GENERAL STANDARDS**

The Township Planning Commission shall review the particular circumstances of the conditional use request under consideration in terms of the following standards, and shall approve a conditional use only upon a finding of compliance with each of the following standards, as well as applicable standards established elsewhere in the *Zoning Ordinance*. (extracted from the Township *Zoning Ordinance*, section 16.2)

Please provide statements to provide support for the following standards (attach separate pages if necessary):

1. The conditional use shall be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area.

---

---

2. The conditional use shall not change the essential character of the surrounding area.

---

---

3. The conditional use shall not interfere with the general enjoyment of adjacent property.

---

---

4. The conditional use shall represent an improvement to the property under consideration and the surrounding area in general.

---

---

5. The conditional use shall not be hazardous to adjacent property, or involve uses, activities, materials or equipment which will be detrimental to the health, safety, or welfare of persons or property through the excessive production of traffic, noise, smoke, odor, fumes or glare.

---

---

6. The conditional use shall be adequately served by essential public facilities and services, or it shall be demonstrated that the person responsible for the proposed conditional use shall be able to continually provide adequately for the services and facilities deemed essential to the conditional use under consideration.

---

---

7. The conditional use shall not place demands on public services and facilities in excess of current capacity.

---

---

8. The conditional use shall be consistent with the intent and purpose of this Ordinance, and the objectives of any currently adopted township development plan.

---

---

9. The conditional use shall be shown by the applicant to be compliant with all other applicable federal, state, or local statutes, regulations, and ordinances.

---

---

**SUPPLEMENTAL INFORMATION**

Please answer the questions below to assist staff and the Planning Commission in determining if the proposed use will meet the *Zoning Ordinance* standards. Attach additional pages if necessary.

1. Describe the nature of the proposed conditional use activities, including any items which may be stored at the site.

---

---

---

2. Describe the day to day operations of the proposed conditional use at the site, and indicate the proposed hours of operation.

---

---

---

3. Describe the effects that the proposed use will have on the neighborhood (such as noise, traffic, and aesthetics).

---

---

---

4. Describe how the proposed use is compatible with the existing uses, designs, and appearances in the vicinity.

---

---

5. Describe the measures you propose to reduce the impact of the proposal to neighboring properties in the vicinity and / or the environment.

---

---

6. Does the proposed conditional use involve:

Above ground fuel storage     Yes     No

Hazardous materials         Yes     No

Underground fuel storage     Yes     No

7. What positive community impacts will result from the proposed conditional use?

---

---

8. What negative impacts, if any, will result from the proposed conditional use?

---

---

9. Is it anticipated that the proposed conditional use will require additions or changes in the future?

---

---

---

**APPLICATION CONDITIONS**

1. I certify that the proposed conditional use is authorized by the property owner of record, and that I have been authorized to make this application. I further certify that the proposed plans as shown are accurate to the best of my knowledge and contain an accurate description and specifications for all existing and proposed buildings or structures for this conditional use.
2. I agree that issuance of the *Conditional Use Permit* carries with it a condition allowing on-site inspection of the premises, both in review of the site plan and later to confirm compliance with the site plan and conditions of the permit. As applicant / owner, I authorize these inspections and acknowledge that they are a condition to any approval provided with the application.
3. I understand that any construction which represents a variance from the approved conditional use permit and permit conditions, or violation of the approved site plan or permit conditions, may result in a *Stop Notice* issued by the Zoning Administrator. Upon service of such notification, I and my agents agree to immediately cease work on that portion of the property identified as a violation.
4. I acknowledge review of the site plan and other applicable requirements in the Township *Zoning Ordinance*, and that a copy of the requirements is available on the Township web site ([www.chocolay.org](http://www.chocolay.org)) or at the Township office.
5. I agree that neither I nor my successor will sell, convey, or otherwise dispose of any land surrounding a structure if such a transaction will result in the structure being left on a lot which fails to meet the minimum requirements set forth in the Township *Zoning Ordinance*.
6. I understand that a public hearing is required to be held by the Planning Commission, and I further understand that the Planning Commission may table action to a later meeting if the Commissioners determines that more information is necessary in order to take specific action on the proposed conditional use.
7. I understand that the final decision in this process is made by the Planning Commission and they may approve, approve with conditions or deny the request.

Owner / Agent signature \_\_\_\_\_ Date \_\_\_\_\_

Name (print) \_\_\_\_\_

**TOWNSHIP OFFICE**

- Fee paid      Date Paid \_\_\_\_\_      Receipt Number \_\_\_\_\_
- Site plan and application information complete
- Proof of property ownership and legal description received

**Public Hearing Notifications**

*Minimum of 15 calendar days prior to the Planning Commission meeting*

Scheduled Planning Commission meeting date \_\_\_\_\_

Date to publish and mail hearing notice \_\_\_\_\_

Date public hearing notice published \_\_\_\_\_

Date notices mailed to the affected public \_\_\_\_\_

Date notice posted on the Township web site \_\_\_\_\_

**Application Hearing**

Hearing date \_\_\_\_\_

Planning Commission decision       Approved       Denied