

SUMMERFIELD TOWNSHIP, MONROE COUNTY
APPLICATION FOR SITE PLAN/SPECIAL USE APPROVAL

Date: _____

Receiving Official's Signature

NOTICE TO APPLICANT(S):

The application shall be submitted to the Township Clerk, accompanied by the payment of the fee. In the event the allowance of a desired use requires both a rezoning and permission for a Special Approval Use, both requests may be submitted jointly.

The following is required for **all** Special Approval Use applications:

- A. This form completed in full including a statement by the applicant that Section 13.30, Special Approval Standards, can be complied with.
- B. A completed site plan as specified in Article 14 – Site Plan Review.
- C. The application together with all required data shall be transmitted to the Planning Commission, through the Township Clerk, for review. The Planning Commission shall then hold a public hearing.

NOTE: In addition, for Open Space Preservation Special Approval Use applications, the following shall be completed and signed by the Summerfield Township Assessor:

Parcel No. _____ is eligible for
_____ splits under the Land Division Act. Sketch of proposed splits must be provided to the assessor along with this application.

Signature
Summerfield Township Assessor

Printed Name and Date

A Special Approval Use granted shall be valid for one year from the date of approval. If the use has not commenced or proceeded meaningfully toward completion by the end of this one year period, the Township Board or its designee shall notify the applicant in writing of the expiration of approval for the Special Approval Use.

The Township Board has the authority to revoke any Special Approval Use after the applicant fails to comply with any of the applicable requirements or sections of the Ordinance.

I/We, the undersigned, do hereby respectfully make application and petition for Site Plan/Special Use Review under the provisions of the Summerfield Township Zoning Ordinance, and in support of the application, the following facts are show:

1. The property is in acreage and is not, therefore, a part of a recorded plat.

The property is located and described as follows (type legal description on back of this page or attach as part of petition):

Total Acreage: _____ Current Zoning: _____

Section No. _____ Parcel No. _____

Street Address: _____

2. The property is part of a recorded plat.

The property is located at _____

Between _____ street on the _____ side of the

street, and is know as Lot(s) Number _____ of

_____ subdivision, Section _____.

It has a frontage of _____ feet and a depth of _____.

Parcel No. _____ Current Zoning: _____

3. The property requested for Site Plan/Special Use Approval is owned by:

Name: _____

Address: _____

City: _____ Phone: _____

Proof of ownership must be attached (Deed, Option, Land Contract or similar document). **If being purchased on land contract, land contract seller must also sign application.**

4. It is proposed that the property will be put to the following use:

5. It is proposed that the following building(s) will be constructed:

6. Attached hereto are eleven (11) prints of a plot plan showing the lot or parcel in question and the intended layout. These prints are made a part of this petition, are drawn to scale and include all information required by the Summerfield Township Zoning Ordinance.

7. a. Signature of Applicant(s):

Printed Names:

b. Signature of Land Contract Holder(s):

Printed Names:

Date Submitted: _____

SPECIAL APPROVAL STANDARDS

Section 13.30

Before formulating recommendations for a Special Approval Use application, the Planning Commission shall review each application for the purpose of determining that each proposed use meets the following standards and, in addition, shall find adequate evidence that each use on the proposed site will:

- A. 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 use will not change the essential character of the area in which it is proposed.

- B. Be served adequately by essential public facilities and services such as highways, streets, police, fire protection, drainage, refuse disposal, water and sewage facilities, and schools.

- E. Be consistent with the intent and purpose of the zoning District in which it is proposed to locate such use.

The Planning Commission may stipulate such additional conditions and safeguards deemed necessary for the general welfare, for the protection of individual property rights, and for insuring that the intent and objectives of the Zoning Ordinance will be observed. The breach of any condition, safeguard, or requirement shall automatically invalidate the granting of the Special Approval Use.

All applicable licensing ordinances and/or laws shall be complied with.