Sauble Township Zoning

Zoning Permit

Check List for Review.

Cover sheet/summary page

Date staff report completed: \_\_\_\_\_\_\_\_\_\_\_\_\_

|  |
| --- |
| A. project name:  |
| B. case number/parcel number: 43-05­ - \_ \_ \_ - \_ \_ \_ - \_ \_ |
| C. action requested:  |
| D. deadline for decision: (generally 10 days after application is found to be complete)  |
| E. current zoning district:  |
| F. existing land use:  |
| G. Applicant:  |

Author: (Full name and contact info.) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

| 1. Preliminary Review **Permit (permitted use) with site plan** review by the zoning administrator **Permit (permitted use) with site plan** review before the planning commission |
| --- |
| Cite | Topic | YES: Complies with this zoning ordinance standard | N/A: Not Applicable | NO: Does not comply with this zoning ordinance standard. | Notes |
| **General standards** |
| § *xx*02 | Permitted uses |  | ✓ |  | If “YES” use this form. |
| § *xx*03 | Special uses |  |  |  | If “YES” use checklist for special use permits or special use permit PUD (not this form) |

If both are “NO” then stop. Deny the zoning permit because it is not a permitted use or a possible special use.

Sauble Township Zoning Checklist Detail.

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| 2. Site Parcel(s) identification  Address of structure(s) on parcel or other description of location. Parcel number 43-05­ - \_ \_ \_ - \_ \_ \_ - \_ \_ |

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| 3. Date and time zoning administrator found the application complete |
| Date time application found complete: |
| Deadline for final decision: (Generally 10 days, see §9411.A. and § 1073.C.) |
| Application is attached as Exhibit “B”. |
| Site plan is attached as Exhibit “C”. |

| 5. History of the parcel |
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| List of all past permits and what they were for: |
| List of all past variances/appeals board actions and details: |
| Effective date of zoning for this parcel, including any amendments: |
| List of nonconformity(ies): Drawing of area of parcel which is nonconformity is attached as Exhibit “D”. |
| List all enforcement action(s) on this parcel and judication result(s): |
| History of land division/subdivision/site-condo for this parcel: |
| Past zoning decision(s) for similar situations (on other parcels): |

| 6. Summary of pre-application conference |
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|   |

| 7. Summary of comments from all other relevant public entities  |
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|  |
| List of all agencies the site plan was sent to: |
| Comments from other agencies attached as Exhibit “E”. |
| Correspondence received from the public attached as Exhibit “F”. |

| 8. Site Inspection |
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|  See photos on next page. |

8. Site Inspection:

 Reproduction of photo from Google Maps™ or Google Earth™. Go to Google, zoom in as much as possible, print screen. Open MS Paint™. Paste the saved “print screen” into Paint™ crop photo as needed. Save Paint image as a JPG (JPEG) illustration. Insert the JPG into this document here.

 Do this for the parcel (zoomed in as much as possible).

 Do this again for the parcel and adjacent parcels to illustrate the neighborhood.

 Insert other photos, etc. as needed.

| 9A. Proposed findings of fact **Permit (permitted use) with site plan** review by the zoning administrator **Permit (permitted use) with site plan** review before the planning commission (attach site plan check list) |
| --- |
| Cite | Topic | YES: Complies with this zoning ordinance standard | N/A: Not Applicable | NO: Does not comply with this zoning ordinance standard. | Notes |
| **General standards** |
| § 1003 | Bulk reg. |  | ✓ |  |  |
| § 1004 | General |  |  |  |  |
| § 1010 | Water & sewer |  |  |  |  |
| § 1011 | Water protection |  |  |  |  |
| § 1012 | Hazardous subst. |  |  |  |  |
| § 1013 | Surface runoff |  |  |  |  |
| § 1020 | Waste, out-side |  |  |  |  |
| § 1030 | Undevelopable land |  |  |  |  |
| § 1031 | Agriculture and Agriculture-like |  |  |  |  |
| § 1032 | Noise |  |  |  |  |
| § 1040 | Fences |  |  |  |  |
| § 1041 | Parcel width:depth |  |  |  |  |
| § 1042 | Forest Fire interface |  |  |  |  |
| § 1050 | Driveway design |  |  |  |  |
| § 1051 | Private Road |  |  |  |  |
| § 1052 | Traffic visibility at corners |  |  |  |  |
| § 1053 | Parking |  |  |  |  |
| § 1060 | Signs |  |  |  |  |
| § 1061 | Outside light |  |  |  |  |
| § 1062 | Landscaping |  |  |  |  |
| § 1070 | Height |  |  |  |  |
| § 1071 | Temporary dwelling |  |  |  |  |
| § 1072 | Location of accessory |  |  |  |  |
| § 1073 | Communication Towers (permitted) |  |  |  |  |
| § 1074 | On-site Wind Energy |  |  |  |  |
| § 1075 | Temporary towers |  |  |  |  |
| § 1076 | Roof, building, & ground-mounted solar energy |  |  |  |  |
| § 1080 | Dwelling |  |  |  |  |
| § 1081 | 2nd dwelling |  |  |  |  |
| § 1082 | Home occupation |  |  |  |  |
| § 1090 | Marijuana Facility |  |  | ✓ |  |
| § 1091 | Vacation rentals |  |  |  |  |
| **Respective zoning district** Name of zoning district: |
| § *xx*04.A. | Min. parcel area |  | ✓ |  |  |
| § *xx*04.B. | Buildable area |  |  |  |  |
| § *xx*04.C. | Min. parcel width |  |  |  |  |
| § *xx*04.D. | Front setback |  |  |  |  |
| § *xx*04.D. | Site setback |  |  |  |  |
| § *xx*04.D. | Rear setback |  |  |  |  |
| § *xx*04.D. | Waterfront setback |  |  |  |  |
| § *xx*04.D. | Buffer distance |  |  |  |  |
| § *xx*04.E. | Min princ, bldg. size & width |  |  |  |  |
| § *xx*04.F. | Accessory Max Bldg. size |  |  |  |  |
| § *xx*04.G. | Max. impervious parcel coverage |  |  |  |  |
| § *xx*05 | Land Division |  |  |  |  |
| § 7204.A | Min. Parcel Area |  |  |  |  |
| § 7204.B | Buildable Areas |  |  |  |  |
| § 7204.C | Min. Parcel Width |  |  |  |  |
| § 7204.D | Max. impervious parcel coverage |  |  |  |  |
| § 7204.E | Vegetation belt along river & not in flood plane |  |  |  |  |
| § 7204.F | Setbacks from river |  |  |  |  |
| § 7403.A | Vegetation belt along trail |  |  |  |  |
| § 7403.B | Setback from trail |  |  |  | x |

| 10. Discussion on possible conditions for approval, if any |
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|  Insert text here, or indicate this is not applicable. One condition per box. Press “tab” to start new box.  Each proposed condition should address an item checked “no” in findings of fact, above. The condition, if done would change the “no” to a “yes” in the findings of fact, above.  |

| 11. Possible Actions |
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| To approve |
| To approve with conditions: (list conditions, from above) |
| To disapprove: (list specific reasons: list each section of the zoning ordinance not complied with (from the findings of fact [item(s) checked “no”], above). |
| To postpone action: Specify each of the following (for a postponement to be in order):1. what is needed to make a decision that the township does not have,
2. who will obtain it,
3. by when, and
4. when this issue will come back before the planning commission/appeals board.
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12. Attachments

(Assumes the body already has copies of the zoning ordinance, Michigan Planning Enabling Act, Michigan Zoning Enabling Act, and Master Plan.)

1. List of addresses notices were sent to
2. Copy of the application
3. Copy of the site plan (and displayed at the meeting)
4. Drawings of area of parcel which is nonconformity
5. Comments from other agencies
6. Other correspondence received
7. Other (list)

**End of check list.**