

WASHINGTON TOWNSHIP – PROPOSED TEXT AMENDMENT

**CHAPTER XV
SPECIAL LAND USES**

SECTION 15.1 APPLICATION PROCEDURES

- A. Application for a special land use permit shall be made to the Zoning Administrator and shall include the following:
 - 1. Seven (7) copies of a site plan, if required, containing all the information mandated by ordinance requiring it.
 - 2. A completed application form.
 - 3. Payment of an application fee, which shall be non-refundable, as established from time to time by resolution of the Township Board.

SECTION 15.2 NOTIFICATION, HEARING, AND REVIEW PROCEDURES

- A. Upon receipt of an application for a special land use permit, and any other required documents, the Planning Commission shall cause notice to be given of a special land use public hearing, in accordance with the requirements of the Zoning Enabling Act.
- B. Following notice, the Planning Commission shall hold a public hearing on the special land use permit application.
- C. The Planning Commission may recommend approval, approval with conditions, or denial of the special land use permit application, based upon review and consideration of materials submitted with the application, comments received at the public hearing, and the applicable standards of this Chapter.
- D. Upon finding that the Application of Special Land Use Permit does not meet the criteria and standards set forth in Section 15.3, but the Application could meet such criteria if revised, the Planning Commission may postpone action until requested revisions are submitted.
- E. If the Planning Commission finds that the application meets all required standards, they may recommend approval of the special land use permit application to the township board.
- F. The Township Board, upon recommendation of the Planning Commission, shall have the authority to grant special land use approvals, approvals with conditions or denials.

SECTION 15.3 GENERAL STANDARDS FOR APPROVAL

- A. The Planning Commission may recommend approval, or approval with conditions, and ultimately the Township Board may grant or grant with conditions, a special land use application only upon a finding that all of the following general standards for approval are complied with:
 - 1. The use is designed and constructed, and will be operated and maintained, so as to be harmonious and appropriate in appearance with the existing or intended

- character of the general vicinity, will be compatible with adjacent uses of land, and will not change the essential character of the area in which it is proposed.
2. The use is, or will be a result of the special land use permit, served adequately by public services and facilities, including, but not limited to streets, police and fire protection, drainage structures, refuse disposal, and schools. Adequate water and sewer facilities must be available.
 3. The use does not involve activities, processes, materials and equipment or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of traffic, noise, smoke, fumes, glare or odors.
 4. The use will be compatible with the natural environment and will be designed to encourage conservation of natural resources and energy.
 5. The site plan proposed for such use demonstrates compliance with the applicable specific design standards for the special land use.
- B. The decision of the Planning Commission shall be incorporated in a statement of conclusions specifying the basis of the recommendation and any recommended conditions imposed. The recommendation and statement of conclusions, including conditions imposed, shall be kept and made a part of the Commission minutes.
- C. No application for Special land use approval which has been denied shall be resubmitted for one (1) year following such disapproval, except as may be permitted by the Planning Commission after learning of new and significant facts or conditions which might result in favorable action upon resubmittal.

Planning Commission Meeting 3.24.2022
 Recommend/ Approval Charles 2nd Carl
 Yeas - Doreen Summer, Charles Misenhelder, Carl Kilpatrick
 ERIC WHITFORD
 Absent - KIM DIFFIN
 RESULT - PASSED

APRIL REGULAR BOARD MEETING 4/21/2022
 Recommend Approval - Kevin - Nancy
 Yeas - WHITFORD, ROGERS, CROCKER, KWhaley, HWhALEY
 Supervisor H Whaley declared this zoning amendment adopted.
 Posting summary to be placed in Gratiot Co Herald w/in 15 days
 Clerk Alley Laura Crocker