



115 South Main Street
Webberville, MI 48892
Phone: 517-521-3984
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**SPECIAL LAND USE
APPLICATION**

Applicant:

Owner:

Name: _____

Name: _____

Address: _____

Address: _____

Phone: _____

Phone: _____

Fax: _____

Fax: _____

Parcel Number: _____

Lot Dimensions: _____

Address of Property: _____

Legal Description: _____

Special Use Permit to: _____

Existing Use: _____

Does the proposed special land use comply with the provisions of the Zoning Ordinance? _____

Has a site plan been submitted with this application? _____

A site plan is required unless waived by the Zoning Administrator. A site plan should provide for proper ingress, egress and setbacks.

Please provide a statement of all supporting evidence substantiating your request. Please note that this evidence will be used by the Village Council to determine whether the general and specific standards for a special use permit have been met. See Webberville Code Section 153.115 (C)

prior to the date of the hearing. The notice shall indicate the place, time, and purpose of the hearing.

(4) *Village Council approval or disapproval.* Following the public hearing provided for above, the Village Council shall consider the special use permit application at its next regular meeting. The Village Council thereupon shall approve or disapprove the application or refer the application elsewhere for further study. No special use permit shall be issued by the Village Clerk unless the same shall have been approved by the Village Council.

(5) *Permit expiration.* A special use permit issued under this section shall be valid for a period of one year from the date of the issuance of the permit. If construction has not commenced and proceeded meaningfully toward completion by the end of this one-year period, the Zoning Administrator shall notify the applicant in writing of the expiration or the revocation of the permit.

(6) *Revocation.* The Village Council shall have the authority to revoke any special use permit after it has been proved that the holder of the permit has failed to comply with any of the applicable requirements in this subchapter. After a revocation notice has been given, the use for which the permit was granted must cease within 60 days.

(7) *Reapplication.* No application for a special use permit which has been denied wholly or in part by the Village Council shall be resubmitted until the expiration of one year or more from the date of the denial, except on the grounds of newly-discovered evidence or proof of changed conditions.

* (C) *Basis for determinations.* Before making a recommendation on a special use permit application, the Village Council shall establish beyond a reasonable doubt that the following general standards, as well as the specific standards outlined in each applicable section of this subchapter, shall be satisfied.

(1) *General standards.* The Village Council 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 its proposed location will:

(a) Be harmonious with and in accordance with the general principles and proposals of the Future Land Use Plan of the village;

(b) 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 a use will not change the essential character of the area in which it is proposed;

(c) Not be hazardous or disturbing to existing or future uses in the same general vicinity and will be a substantial improvement to property in the immediate vicinity

and to the community as a whole;

(d) Be served adequately by essential public facilities and services, such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities and schools;

(e) Not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to any person, property or general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors;

(f) Be consistent with the intent and purposes of the zoning district in which it is proposed to locate the use; and

(g) Will not involve uses which will adversely and substantially impact the economic viability of the Central Business District as a whole and individual uses and business both present and future located therein.

(2) *Conditions and safeguards.* The Village Council may impose the 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 this chapter will be observed. The breach of any condition, safeguard, or requirement shall automatically invalidate the permit granted.

(3) *Specific requirements.* The general standards and requirements of this section are basic to all uses authorized by special use permit. The specific and detailed requirements set forth in the following sections relate to particular uses and are requirements which must be met by those uses in addition to the foregoing general standards and requirements where applicable.

(Ord. 103, passed 5-5-1986; Ord. 146, passed 3-2-1998; Ord. 163, passed 6-4-2001) Penalty, see § 153.999