

# PRESQUE ISLE TOWNSHIP

Application for:

**Site Plan Review**

\$50.00 Simple - (At cost if professional service needed.)

Applicant:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Owner:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Property:

Address: \_\_\_\_\_

Location: \_\_\_\_\_

Parcel#: \_\_\_\_\_ Current Zoning District: \_\_\_\_\_

Property Size: \_\_\_\_\_

Legal Description: \_\_\_\_\_

I hereby grant permission for members of the Presque Isle Township (Planning Commission, Board of Appeals, Board of Trustees) to enter above-described property for the purpose of gathering information related to this application. (This is optional and will not affect any decisions on your application.)

Signature: \_\_\_\_\_

\_\_\_\_/\_\_\_\_/\_\_\_\_

Date

**\*\*Note - Fees cover Publications, Mailings, Legal Costs and Committee Costs.**

PLEASE NOTE: ALL QUESTIONS MUST BE ANSWERED COMPLETELY. IF ADDITIONAL SPACE IS NEEDED, NUMBER AND ATTACH ADDITIONAL SHEETS. THE TOTAL NUMBER OF ATTACHED SHEETS IS: \_\_\_\_\_,

A PREVIOUS APPLICATION HAS/HAS NOT (CIRCLE ONE) BEEN MADE WITH RESPECT TO THESE PREMISES IN THE LAST \_\_\_\_\_ YEARS. IF A PREVIOUS APPEAL, REZONING OR SPECIAL USE PERMIT APPLICATION HAS BEEN MADE, STATE THE DATE, NATURE OF ACTION REQUESTED AND THE DECISION: DATE: \_\_\_\_\_ ACTION REQUESTED \_\_\_\_\_ DECISION: APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_

#### I. PROPERTY

A. LIST ALL DEED RESTRICTIONS. ATTACH ADDITIONAL SHEETS IF NEEDED.

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B. NAMES AND ADDRESSES OF ALL OTHER PERSONS, FIRMS, OR CORPORATIONS HAVING A LEGAL OR EQUITABLE INTEREST IN THE LAND: \_\_\_\_\_

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C. THIS AREA IS \_\_\_\_\_ UNPLATTED, \_\_\_\_\_ PLATTED, \_\_\_\_\_ WILL BE PLATTED. IF PLATTED, NAME OF PLAT \_\_\_\_\_

D. ATTACH A SITE PLAN DRAWN TO THE SCALE SPECIFIED AND ALL OTHER INFORMATION REQUIRED BY ARTICLE 5, SECTION 3, OF THE PRESQUE ISLE TOWNSHIP ZONING ORDINANCE.

E. PRESENT USE OF PROPERTY IS: \_\_\_\_\_

F. ESTIMATED COMPLETION DATE OF CONSTRUCTION:

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#### II. STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION: STATE SPECIFICALLY THE REASON FOR THIS SPECIAL USE PERMIT REQUEST AT THIS TIME:

A.

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B. STATEMENT OF SUPPORT FOR THE REQUEST. PLEASE JUSTIFY YOUR REQUEST FOR A SPECIAL USE PERMIT. THE JUSTIFICATION SHOULD ADDRESS THE FOLLOWING CONCERNS:



1. THE RELATIONSHIP OF THE SPECIAL USE PERMIT RESTRICTIONS OF ARTICLE 5 SECTION 3 OF THE PRESQUE ISLE TOWNSHIP ZONING ORDINANCE TO THE PARTICULAR SPECIAL USE PROPOSED. DO THEY POSE ANY UNUSUAL PROBLEMS FOR COMPLIANCE?

2. IMPACTS ON THE ADJACENT PROPERTY AND NEIGHBORHOOD. IN PARTICULAR, FIRST INDICATE WHAT IMPACTS OF THE PROPOSED USE ON ADJACENT PROPERTY ARE ANTICIPATED AND SECOND, WHAT STEPS WILL BE TAKEN TO MITIGATE ANY NEGATIVE IMPACTS. CONSIDER THE FOLLOWING CONCERNS:

A. WILL THE PROPOSED USE ADVERSELY AFFECT THE HEALTH, SAFETY OR ENJOYMENT OF PROPERTY OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD?

B. WILL THE PROPOSED USE BE DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO PROPERTY OR IMPROVEMENTS IN THE NEIGHBORHOOD?

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IV: AFFIDAVIT:

THE UNDERSIGNED AFFIRM(S) THAT HE/SHE OR WE IS/ARE THE:

SPECIFY: OWNER, LESSEE OR OTHER TYPE OF INTEREST

ARE INVOLVED IN THE APPLICATION AND THAT IF THIS REQUEST IS GRANTED, THAT IN ACCORD WITH \_\_\_\_\_: THE PRESQUE ISLE TOWNSHIP ZONING ORDINANCE, ACTUAL CONSTRUCTION IN ACCORDANCE WITH THE PLANS HERewith SUBMITTED WILL BE BEGUN WITHIN SIX (6) MONTHS FROM THE DATE OF THE GRANTING OF THE SPECIAL USE PERMIT AND WILL BE COMPLETED WITHIN EIGHTEEN (18) MONTHS FROM SAID DATE. THAT I OR WE, AM (ARE) ABLE FROM A LEGAL, FINANCIAL AND PHYSICAL BASIS TO DO/SAY; AND THAT THE ANSWERS AND STATEMENTS HEREIN CONTAINED AND THE INFORMATION HERewith SUBMITTED ARE IN ALL RESPECTS TRUE AND CORRECT TO THE BEST OF HIS/HER OR OUR KNOWLEDGE AND BELIEF.

APPLICANT SIGNATURE (S) \_\_\_\_\_

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DATE: \_\_\_\_\_



### C. Standard Site Plan Requirements.

The Planning Commission may waive any of the following site plan requirements which are not applicable to the site under consideration or the application request.

#### Standard Site Plan Requirements

**Required for:**

- **Permitted uses in the C-1, C-2, C-F, and C-M districts and non-residential uses in the R-1, R-2, R-M, FR, and EC districts which create a total soil disturbance of less than two (2) acres.**
- **Special Uses in all districts which create a total soil disturbance of less than two (2) acres.**

*Soil disturbance is defined as the physical movement of surface soil particles by digging, hand-grubbing, and/or the operation of trucks and other construction equipment used for excavation, filling, scraping, hauling, and staging of equipment and materials. This site plan may be based on a level of detail sufficient to indicate the purpose and scope of the development and its general design, layout, structure(s) size and environmental impacts.*

1. <b>Application</b>	Site Plan application form
2. <b>Vicinity Map</b>	A small-scale vicinity map showing properties, streets, and uses of land within ¼ mile of the site (1/2 mile in the AG district) or twice the greatest dimension of the subject property, whichever is greater. Zoning classification of abutting properties.
3. <b>Scale</b>	Scale of not less than one inch equals one hundred feet (1"=100') for sites larger than 3 acres or not less than one inch equals fifty feet (1"=50') or less for sites 3 acres or smaller.
4. <b>Property Info</b>	Name of the proposed development, property dimensions, property size, north arrow, and scale.
5. <b>Natural Features</b>	Significant natural features and other natural characteristics including but not limited to open space, stands of trees, brooks, ponds, floodplains, wetlands, and similar natural assets. Also, areas to be preserved and areas to be cleared should be noted on the plan. Topography at two (2) foot contour intervals and drainage patterns of the site.
6. <b>Access &amp; Rights of Way</b>	Existing and proposed public and private rights-of-way, driveways, street pavements, and public or private easements on the property or within 100 feet. Dimensions should be provided as well as the total area of right-of-way included within the subject parcel.
7. <b>Utilities</b>	Existing and proposed water and sewer service (municipal or private), storm drainage, electric, gas, and other utilities either on or adjacent to the site.
8. <b>Proposed Improvements</b>	Existing and proposed uses, buildings and structures, parking areas, and access driveways. Dimensions shall be provided for all structures as well as the distance from property lines. Any structures to be removed or relocated should be noted. A narrative describing the following:
9. <b>Narrative</b>	<ul style="list-style-type: none"> <li>a. The overall objectives of the requested application.</li> <li>b. Area allocated to each proposed use and the gross area in building, structures, parking, public and/or private streets and drives, and open space.</li> <li>c. Dwelling unit densities by type, if applicable.</li> </ul>



- d. Proposed method of providing sewer and water service, as well as other public and private utilities.
- e. Proposed method of providing storm drainage.
- f. Estimated effect on existing traffic capacity of streets leading to the site.
- g. What impact the application request will have on adjacent properties.
- h. How the application request will impact natural features on or around the subject property.

**10. Preparer**

Name, signature, professional seal (if applicable), address, and phone and fax numbers of the person and firm responsible for the plan and the date on which it was prepared.

**1** Title & Purpose

**2** Definitions

**3** General Provisions

**4** District Regulations

**5** Site Plan Review

**6** Special Use Review

**7** Supplemental Regulations

**8** Zoning Board of Appeals

**9** Administration & Enforcement

**10** Adoption & Amendments