

Marenisco Township
PO Box 198
314 Hall Street
Marenisco, Michigan 49947-0198

Special Exception Application
Zoning

Application Number _____

Received

Applicant Name _____

Address _____

City, State, Zip _____

Day Phone Number () _____

Evening Number () _____

Current Zoning Status _____

All Special Exception Requests must have the following information submitted before a hearing will be called.

*Site Plan *Legal Description *Well Permits *Septic Permits *Building Permit Application

*Zoning Information Form

Request Information Waived _____

Zoning Administrator Signature

Special Exception Requested _____

Do Not Write Below This Line

Filing Date _____ Publication Date _____ Zoning Meeting Date _____

Notification List
Names

Address

Date Sent

If necessary Continue on Back

Zoning Action Approval Denial Continued Hearing To _____

Marenisco Township is an Equal Opportunity provider and employer. To file a complaint of discrimination write: USDA Director, Office of Civil Rights, Room 326 W. Whitten Bldg., 14th & Independence Ave, S.W., Washington, D.C. 20250-9410

20.402 SPECIAL EXCEPTION PROCEDURE

- a. All applications for Special Exception-Use Permits shall be filed with the township clerk and shall include all pertinent plans, specifications, and other data upon which the applicant intends to rely for a Special Exception Use Permit. '
- b. The zoning board shall, upon receipt of the application in proper form, schedule and hold a hearing upon the request preceded by notification to the applicant, the owner of the property proposed for consideration and the owners and occupants of all property within 300 feet of the boundary of the property proposed for consideration as shown by the latest assessment roll. If the name of an occupant is not known, the term "occupant" may be used in the notice. The notice shall be mailed or personally delivered and published in a local newspaper between five and 15 days prior to the hearing. Notification need not be given to more than one occupant of a structure, except that if a structure contains more than one dwelling unit or spatial area owned or leased by different individuals, partnerships, businesses, or organizations, notice may be given to the manager or owner of the structure who shall be requested to post the notice at the primary entrance to the structure.

All notices shall describe the nature of special land use request indicate the property which is the subject of the special land us request, state when and where the special land use request will be considered, and indicate when and where written comments will be received concerning the request.

- c. Following such hearing, said board shall either grant or deny a permit for such Special Exception Use and shall state its reasons for its decisions in the matter. All conditions, limitations and requirements upon which any such permit is granted shall be specified in detail by said board in its decision and shall be filed with the Zoning enforcement officer of the township. Any conditions, limitations or requirements upon which approval is based shall be reasonable and designed to protect natural resources, the health, safety and welfare and the social and economical well-being of the owners and occupants of the land in question, of the area adjacent thereto and of that community as a whole; constitute a valid exercise of the police power and be related to the purposes which are effected by the proposed use or activity; be consistent with the intent and purpose of the zoning ordinance; designed to insure compatibility with adjacent uses of land and the natural environment; and designed to insure that public services and facilities affected by a proper land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity.
- d. The zoning board shall have the right to limit the duration of a Special Exception Use where the same is of a temporary nature and may reserve the right of annual review of compliance with the conditions and limitations imposed upon such use. Any use failing to comply with such conditions

and limitations may be terminated by action of said board after a hearing upon application of any aggrieved party.

- e. The plot plan and specifications and all conditions, limitations and requirements imposed by the board shall be recorded with the township and shall be incorporated as a part of the special exception permit. Violations of any of these at any time shall cause revocation of said permit and said special exception use shall cease to be a lawful use.
- f. Any property which is the subject of a special exception permit which has not been used for a period of six months (without just cause being shown which is beyond the control of the owner and which is acceptable to the zoning board) for the purpose for which such special exception was granted shall thereafter be required to be used for only permissible uses set forth in the particular zoning classification and the permit for such special exception uses shall thereupon terminate.
- g. To insure compliance with the zoning ordinance and any conditions, limitations or requirements imposed by the zoning board as necessary to protect natural resources or the health, safety and welfare of the residents of the township and future users or inhabitants of the proposed project or project area, the zoning board may require a cash deposit, certified check or irrevocable bank letter of credit or surety bond covering the estimated cost of furnishing such condition limitation or requirement conditioned upon the faithful completion of the required improvement. Such security shall be deposited with township clerk at the time of the issuance of the permit authorizing the commencement of such construction or activity. Where the improvement required will take more than six months to be completed, the zoning board may authorize a rebate of any cash deposit in reasonable proportion to the ratio of the work completed as the work progresses.