

Powell Township
P.O. Box 319
Big Bay, Michigan 49808
906-345-9345

Site Plan and Zoning Compliance Permit Application

Applicant: _____

Street/Box: _____

City: _____ State: _____

Zip: _____ Phone #: _____

For Zoning Administrator Use Only	
File #	_____
Date	_____
Receipt	_____
Tax Code	_____
Fire #	_____

Applicant's Interest in the Property: _____

Complete Legal Description of Site: T _____ N, R _____ W, Section _____

If Located in Erosion Control District, Attach State DEQ Permit

Current Zoning _____

Proposed Structure (House/Garage, etc) _____

Proposed Home Occupation (if applicable) _____

DEMOLITION _____

THE UNDERSIGNED ACKNOWLEDGES THAT THE ABOVE INFORMATION IS TRUE TO THE BEST OF (HIS, HER, THEIR) BELIEF AND HAS BEEN FURNISHED INFORMATION CONCERNING COMPLIANCE WITH APPLICABLE ORDINANCE REQUIREMENTS. THE APPLICANT GRANTS PERMISSION TO THE ZONING ADMINISTRATOR TO ACCESS THE SUBJECT PROPERTY.

Date

Signature of Property Owner

Approved _____

Denied _____

Remarks _____

Signature
Powell Township Zoning Administrator

Date

**PERMIT GOOD FOR 18 Months OR 548 DAYS FROM ZONING ADMINISTRATOR'S SIGNATURE DATE
SECTION 604 PRINCIPAL STRUCTURES**

PERMIT GOOD FOR 6 MONTHS OR 182 DAYS FROM ADMINISTRATOR'S SIGNATURE DATE

Please Note: Part 51 of act 451 (natural Resources and Environmental Act) states that if you are undertaking an earth change that disturbs one acre 43560 square feet, or is within 500 feet of a lake or a stream, you are required to apply for and receive a Soil Erosion Permit. Failure to obtain a Part 91 SESC permit before earth disturbance activities begin will cause you to be in violation of state law an subject to fines and/or penalties. Please contact the Marquette County Resource Department (234 W Baraga St. in Marquette) at 906-225-8180 for more information to obtain a Soil Erosion Control permit application.

Within the boundaries of the high risk erosion areas established by this Article, no principal structure shall be located between the ordinary high water mark and the line defining the minimum recommended setback distance indicated on the table that follows. The setback requirement provided for in this section shall be measured in a landward direction as a distance horizontal from and perpendicular to the bluffline. For each high risk erosion area described in Section 603, the minimum recommended setback for any principal structure shall be based on recommended setbacks, and as follows:

DESIGNATED HIGH RISK EROSION AREA	MINIMUM RECOMMENDED SETBACK REQUIREMENT FROM THE BLUFFLINE
Area 1 & 2	70 Feet
Area 3 & 4	50 Feet
Area 5 & 6	45 Feet
Area 7 & 8	55 Feet
Area 9 & 10	60 Feet

SECTION 605 ACCESSORY STRUCTURES:

Accessory structures which can be easily and economically removed prior to erosion damage are exempted from the setback requirements for principal structures of the high risk erosion overlay zone, except that no accessory structures which are permanent in either construction or location may be placed in high risk erosion overlay zone. To the fullest extent practical, permitted accessory structures which are placed in high risk erosion areas shall be removed prior to erosion damage.

**ARTICLE VII
SITE PLAN REVIEW**

SECTION 701 INTENT

It is the purpose of this Article to require site plan review approval for all buildings, structures and uses that can be expected to have a significant impact on natural resources, traffic patterns, adjacent parcels and the character of future development. The regulations contained herein are intended to provide and promote the orderly development of the Township; safe and convenient traffic movement, both within a site and in relation to access streets; the stability of land values and investments by preventing the impairment or depreciation of land values and development, by the erection of structures or additions or alterations thereto, without proper attention to setting or to unsightly or undesirable appearances; harmonious relationship to buildings, other structures and uses, both within a site and/or adjacent sites; and the conservation of natural amenities and resources.

- A. The planning commission may require the submission and approval of a site plan before authorization of a land use or activity regulated by a zoning ordinance. The zoning administrator shall be responsible for reviewing site plans and granting approval.
- B. If a zoning ordinance requires site plan approval, the site plan, as approved, shall become part of the record of approval, and subsequent actions relating to the activity authorized shall be

consistent with the approved site plan, unless a change conforming to the zoning ordinance receives the mutual agreement of the landowner, the zoning administrator and the Planning Commission.

- C. Site plan submission, review, and approval shall be required for a special land uses and planned unit developments. Decisions rejecting, approving, or conditionally approving a site plan shall be based upon requirements and standards contained in the zoning ordinance, other local unit of government planning documents, other applicable ordinances, and state and federal statutes.
- D. A site plan shall be approved if it contains the information required by the zoning ordinance and is in compliance with the conditions imposed under the zoning ordinance, other local unit of government planning documents, other applicable ordinances, and state and federal statutes.

SECTION 702 SITE PLAN REQUIRED

A site plan is required for and shall accompany the applications for:

- A. Zoning compliance Permits for:
 - a. Any Proposed construction
 - b. Any Commencement of a new use
 - c. Any proposed change in use
- B. Conditional use permit
- C. Variances
- D. Class A Non-Conforming use designations
- E. Any other request for zoning status where the Zoning Administrator determines a site plan is necessary for accurate review or documentation of the existing development.

The site plan may be drawn on the application form or on a separate sheet of paper as appropriate to the scale and amount of information shown,

SECTION 703 SITE PLANS FOR SINGLE AND TWO-FAMILY DWELLINGS, AND RESIDENTIAL ACCESSORY USES AND STRUCTURES AND FOR RECREATIONAL STRUCTURES

The site plan for single and two-family dwellings, residential accessory uses and structures and recreational structures shall show the following information:

- A. A legal description of the site
- B. All lot lines and dimensions of the lot
- C. All roads and easements
- D. All existing and proposed buildings shall be shown and labeled
- E. Proposed use of each building
- F. Distances between buildings and all lot lines
- G. Building dimensions including building height
- H. Natural features affecting development (rock, water, etc.)
- I. Well and septic locations

J. A north arrow

SECTION 704 SITE PLAN FOR COMMERCIAL, INDUSTRIAL, MULTIPLE FAMILY DEVELOPMENT, PLANNED UNIT DEVELOPMENT AND ALL OTHER DEVELOPMENT

Site plans meeting the following standards shall be required for the following: all commercial uses and developments in the Town Development and Industrial Districts; all non-residential Conditional Use Permits; and uses utilizing more than one (1) acre of land (except for timber and agricultural uses). This information shall be provided on eleven (11) identical copies on one or more sheets.

- A. A scale of adequate to illustrate the proposed activity and all information required by this section
- B. A legal description and street address of the property; the name, address and telephone number of the owner, developer and/or designer.
- C. North arrow and date the site plan was prepared.
- D. The actual dimensions of the proposed developed area (as shown by a licensed surveyor, engineer, architect, or registered landscape architect, with the survey stakes visible) showing the relationship of the subject property to abutting properties.
- E. The location of all existing and proposed structures, including signs, on the subject property and all existing structures on land immediately adjacent to the site within 100 feet of the site's parcel lines.
- F. The complete dimensions of all existing and proposed structures, including height.
- G. Distances between all existing and proposed structures and all lot lines.
- H. Detailed descriptions of proposed use(s) of all existing or proposed structures on the property.
- I. The location and dimensions of all existing and propose ingress/egress points, sidewalks, driveways and parking areas on the subject property.
- J. The location and all right-of-way widths of all abutting streets, alleys, and private easements located within or abutting the property. Named streets and roads should be labeled.
- K. The location of existing ingress/egress points, driveways, streets, roads and/or alleys within 500 feet of the boundary of the property.
- L. The location and detailed description of the proposed planting and screening, fencing, signs and advertising features
- M. The size and location of all existing and proposed public and private utilities and required landscaping.
- N. The location of natural features affecting development, such as rock outcrops, water, wetland, etc.
- O. Location of all existing and proposed surface water impoundments and surface after drainage pattern.

- P. The location and extent of any planned earth movement. Indicate status of any necessary permits, such as soil erosion and sedimentation permits, wetlands permit, etc.
- Q. Detailed provisions for the maintenance and responsibility of common areas.
- R. Requisites for future maintenance, repair and snow removal on streets, roads, parking areas and sidewalks
- S. Any other information necessary, in the opinion of the Zoning Administrator, to establish compliance with this Ordinance or any other applicable ordinance.

SECTION 705 REVIEW PROCEDURES

Upon receipt of any site plan, the Zoning Administrator shall review it to determine whether it is in proper form, contains all of the required information, shows compliance with this Ordinance and all other Ordinance of Powell Township, and demonstrates the adequacy of utility service. The Zoning Administrator shall direct the propose of the site plan to provide a copy of the site plan to the Marquette County Drain Commissioner, Soil Conservation District, and Health Department. Upon demand by the proposer of the site plan, the Zoning Administrator shall, within ten (10) working days, approve or deny in writing, setting forth in detail the reasons which shall be limited to any defect in form or required information, any violation of any provision of this or any other Ordinance, and any changes which would make the plan acceptable. The proposer may appeal any denial to the township Zoning board of Appeals. The Zoning administrator and Zoning Board of Appeals shall use the following standards in their review.

SECTION 706 STANDARDS FOR SITE PLAN APPROVAL

- A. All elements of the site plan shall be harmoniously and efficiently organized in relation to topography, the size and type of lot, the character of adjoining property and the type and size of buildings. The site will be so developed as not to impede the normal and orderly development or improvement or surrounding property for uses permitted in this Ordinance.
- B. The landscaping shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and by topographic modifications which result in maximum harmony with adjacent areas.
- C. Special attention shall be given to proper site surface drainage so that removal of storm waters will not adversely affect neighboring properties.
- D. The site plan shall provide reasonable visual and auditory privacy for all dwelling units located therein. Fences, walks barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and for the privacy of its occupants.
- E. All buildings or group of buildings shall be so arranged as to permit emergency vehicle access to all sides.
- F. Every structure or dwelling shall have access to a public street, walkway or other area dedicated to common use.

- G. All loading or unloading and outside storage areas, including areas for storage of trash, which face or are visible from residential properties, about a residential zone or public thoroughfares, shall be screened by a vertical fence consisting of structural (fence) or plant materials no less than six (6) feet in height.
- H. Exterior lighting shall be so arranged that it is deflected away from adjacent properties and so that it does not impede the vision of traffic along adjacent streets. Flashing or intermittent lights shall not be permitted.