

**CITY OF ALGONAC**  
 805 St. Clair River Drive  
 P.O. Box 454  
 Algonac, MI 48001  
 810-794-9361  
 algonac-mi.gov

## **APPLICATION FOR SPECIAL LAND USE**

**Application #:** \_\_\_\_\_

### **INTRODUCTION:**

This application initiates the process of obtaining approval to conduct a Special Land Use. While certain land uses are “permitted by right” in each zoning district in Algonac, a Special Land Use is allowed, when conditions specified in the zoning district are met and the use is approved by the Planning Commission after a Public Hearing.

The City of Algonac requires that the applicant for the Special Land Use supply the following upon Application no later than 21 days prior to the Planning Commission Meeting.

<b>Submission Checklist</b>	<b>Submitted</b>	<b>Date</b>
Completed Application for Special Land Use		
Surveys & Plans as Requested (Sec. 1803)		
Site Plan if Required (Section 1804 (g))		
Application Fee for Special Land Use		

The current fee for Special Land Use Application as stated in the Fee Schedule is consultant fee plus 10% (minimum of \$100 application fee).

The City of Algonac must, by law, publish notice of the requested Special Land Use in a newspaper of general circulation not less than five (5) or more than fifteen (15) days prior to the meeting.

The City of Algonac must also, as required by law, send a copy of the public notice to all owners of record of property within 300 feet of subject property not less than five (5) or more than fifteen (15) days prior to the hearing..

**APPLICANT INFORMATION:**

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

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

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email Address: \_\_\_\_\_

**PROPERTY OWNERS:**

Name of Property Owner: \_\_\_\_\_

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

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email Address: \_\_\_\_\_

Has ownership of property been identified: \_\_\_\_\_

Please attached proof of ownership to application: \_\_\_\_\_

**SUBJECT PROPERTY:**

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

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Lot Size of Property: \_\_\_\_\_

Parcel Identification Number of Property: \_\_\_\_\_

Legal Description of Property (if necessary attach legal description to the application): \_\_\_\_\_

\_\_\_\_\_

**DESCRIPTION OF PROPOSED USE:**

Please provide a detailed description of the proposed use of the property below, if you cannot fit the description in the space provided, you may attach a document with said description to this application \_\_\_\_\_

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**REVIEW BY PLANNING COMMISSION**

In order for any project to be approved under the Special Land Use Application, the following criteria must be reviewed and it must be determined that the application meets all requirements:

**(Information From Zoning Ordinance Section 1804., Paragraph 5, Items a. through f.)**

The Planning Commission shall review the particular circumstances and facts of each proposed use in terms of the following standards and required findings, and with respect to any additional standard set forth in this Ordinance. The Planning Commission shall find and report adequate data, information, and evidence showing that the proposed use meets all required standards.

- a. Will be harmonious, and in accordance with the objectives, intent and purpose of this Ordinance.
- b. Will be compatible with a natural environment and existing and future land uses in the vicinity.
- c. Will be compatible with the City Master Plan.
- d. Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways and structures, refuse disposal, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provided adequately for such services.

- e. Will not be detrimental, hazardous, or disturbing to existing or future neighboring uses, person, property, or the public welfare.
- f. Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

**APPLICANTS INFORMATION REGARDING ABOVE STANDARDS:**

- 1) Is your proposed Special Land Use harmonious and in accordance with the objectives, intent, and purpose of this Ordinance? Please explain:

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- 2) Will this Special Land Use be compatible with a natural environment and existing and future land uses in the vicinity, please explain:

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- 3) Will the proposed Special Land Use be compatible with the City Master Plan: Please provide documentation:

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4) Will the proposed Special Land Use be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways and structures, refuse disposal, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately for such services? Please explain

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5) Will the proposed special land use be detrimental, hazardous, or disturbing to existing or future neighboring uses, person, property, or the public welfare? Please explain:

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6) Will the proposed Special Land use create additional requirements at public facilities and services that will be detrimental to the economic welfare of the community? Please explain:

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**OWNER CERTIFICATION:**

I hereby certify that I am presently the legal owner for the above-described property and all of the above information is true and accurate. I further acknowledge that approval of this Special Land Use Permit constitutes and agreement with the City of Algonac and all conditions or limitations imposed shall be fulfilled.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date