



CITY OF COOPERSVILLE
289 DANFORTH STREET
COOPERSVILLE, MI 49404
616-997-9731 PHONE ♦ 616-997-6679 FAX

APPLICATION FOR SPECIAL LAND USE
SECTION 1286 OF THE CITY OF COOPERSVILLE CODIFIED ORDINANCE

\$300.00*

***Plus professional costs**

Owner's Name: _____

Applicant's Name: _____

Address: _____ City: _____ State: _____ Zip: _____ Phone: _____

Property address: _____

Permanent parcel number: _____

Legal Description of Property: _____

Current Zoning: _____ Present use of property: _____

State the specific special use requested and the reason: _____

State why the request would be compatible with the existing land use zoning: _____

All plans presented to the Planning Commission require fourteen (14) copies of a complete site plan containing all of the information required by Section 1284.05 of the City of Coopersville Zoning Ordinance along with this application form and site plan review fee. The material must be submitted to the Planning Director no less than thirty (30) days prior to the date that the Planning Commission reviews the Site Plan (the third Monday of each month).

The applicant should retain the attached instructions. It is the applicant's responsibility to meet the requirements of the City of Coopersville Zoning Ordinance in all respects. Copies of the Ordinance may be obtained from Coopersville City Hall or www.cityofcoopersville.com.

Owner's signature: _____ Date: _____

FOR OFFICE USE ONLY		
Date application was filed: _____	Fee amount \$300.00: _____	Date paid: _____
*\$300.00, plus any professional fees applicable \$ _____	Date of the Planning Commission Meeting: _____	
Date of Public Hearing: _____	Advertised: _____	Property Notices Sent: _____
Special Land Use: Approved _____	Denied _____	
Conditions of approval (if any): _____		
Planning Director signature: _____		Date: _____

REFERENCE: SECTIONS 1286.03 AND 1286.05 FROM THE CITY OF COOPERSVILLE CODIFIED ORDINANCES

SECTION 1286.03 APPLICATION PROCEDURE

(n) Applications for special land use permits that have been denied the Planning Commission may not be appealed to the Board of Zoning Appeals as provided by the City or Village Zoning Act, Act 207 of the Public Acts of 1921, as amended. (Ord. 195. Passed 4-9-90).

SECTION 1286.05 REVIEW STANDARDS

A special land use shall not be granted a special land use permit to locate within the particular zoning district in which it is listed unless and until the Planning Commission is satisfied that the special land use is appropriate in consideration of the following review standards:

- (a) The establishment, maintenance or operation of the special land use would not be detrimental to or endanger the public health, safety or general welfare.
- (b) The special land use's location, size, height of buildings, walls, fences, and structures, nature and intensity of activities involved, access to existing and future streets, parks, and drainage would not be injurious to the use and enjoyment of, or diminish and impair property values of, other buildings, structures, and uses in the immediate vicinity that are permitted by right under current zoning regulations.
- (c) The establishment of the special land use would not impede the normal and orderly development and improvement of the surrounding property for uses permitted by right in the zoning district, or the safety and convenience of person therefrom.
- (d) The special land use's location, size, height of buildings, walls, fences, and structures, nature and intensity of activities involved, access to existing and future streets, parks, and drainage would be consistent with the City of Coopersville Comprehensive Community Plan and would contribute to the character of development envisioned in the Plan for the area affected.
- (e) Adequate utilities, access roads, drainage, and necessary facilities have been or would be provided.
- (f) Adequate measures have been or would be taken to provide ingress and egress so designed as to minimize traffic hazards and congestion in the public streets, and traffic impacts generated by the special land use would be accommodated.
- (g) The site would be accessible to police and fire protection, and hazards arising from the use and storage of flammable materials would be minimal.
- (h) The operations in connection with the special land use would not be environmentally objectionable to nearby buildings, structures, or uses due to noise, odors, fumes, vibration, light, or other pollution to a degree more than would be expected of any use permitted by right in the zoning district in which the special land use in proposed.
- (i) The special land use shall, in all other respects, conform to the applicable regulations of the zoning district in which it is located and to any additional conditions or procedures as specified in this chapter.