

CLEVELAND TOWNSHIP
APPLICATION FOR SITE PLAN REVIEW

Required for Business-1, Business-2, Commercial Resort, Commercial Campgrounds, and Recreational Zones'. *All single family residential developments are exempt from site plan review, except as noted below.*

GENERAL REQUIREMENTS:

The intent of this Application is to provide for consultation and cooperation between the developer and the Planning Commission so that both parties might realize maximum utilization of land and minimum adverse effects upon the surrounding land uses consistent with the requirements and purposes of this Ordinance.

PROCESSING PROCEDURE:

In order to expedite your request, it is important that you submit certain basic information to allow the Planning Commission members the opportunity to properly understand and consider your request. When providing the required information, you may also attach any additional information that you feel will be useful in considering your application.

One (1) original and two (2) copies of this application, which contains all the information as required by the Zoning Ordinance, shall be submitted to the Zoning Administrator. *Seven (7) total copies are preferred.*

Prior to any final decision, the Planning Commission may seek the recommendations of the Leelanau County Inspections Department, Planning Director, appropriate community fire chief, the Leelanau County Road Commission, Leelanau County Health Department, Leelanau County Drain Commissioner, the Michigan Department of Transportation, the Michigan Department of Natural Resources where applicable, and any other agency or official deemed necessary and having jurisdiction in the area of the proposed development. The Planning Commission, for use in reviewing the Site Plan, shall take such reports under advisement. A favorable report from any of the above entities shall not constitute grounds for automatic approval of any site plan if the Commission feels that additional information is required, or if the report fails to adequately assess any threats to the health and safety of Township residents, or threats to quality of the environment.

The Planning Commission may require additional review by independent environmental consultants or engineers, or legal counsel to be hired by the Township and paid for by the Applicant, to assess the likely impacts of the proposed development.

*** Site Plan Review also required when:**

- (i) Any use or development for which the submission of a site plan is required by any provision of this Ordinance.
- (ii) Any development, except single-family residential, for which off-street parking areas are provided as required in this Ordinance.
- (iii) Any proposed multifamily or nonresidential use lying contiguous to or across a street from a single-family residential district and/or use or agricultural district and/or use.
- (iv) Any use except single-family residential which lies contiguous to a major thoroughfare or collector street.
- (v) All conditional uses in the agricultural and residential districts.
- (vi) All site condo and condominium subdivisions developed pursuant to the Condominium Act (MCLA 559.101 et seq).
- (vii) All other developments, except single family residences, in which ownership interests in land are transferred for the purpose of development of a physical structure and which do not fall under the requirements of the Subdivision Control Act of 1967 as amended (MCLA 560.101 et seq).
- (viii) All developments in wetlands or 100 year floodplains, including individual single family homes for which a permit is required by the DNR.
- (ix) All additions to existing non-conforming uses.
- (x) All private access roads serving five (5) or more residential lots or units.

SITE PLAN REVIEW AND AUTHORIZED APPROVAL:

Upon receipt of a complete application by the Zoning Administrator, and after holding any required public hearing(s), the Planning Commission shall apply the standards for granting Site Plan Approval listed in Section 4.16, et seq., of the Zoning Ordinance, and:

- 1) Review and recommend approval to the Township Board, or
- 2) Review and recommend to the Township Board approval with conditions, or
- 3) Review and recommend denial to the Township Board of all site plans submitted under this application.

THE TOWNSHIP BOARD SHALL HAVE THE FINAL AUTHORITY TO APPROVE, DENY, OR APPROVE WITH CONDITIONS THOSE DEVELOPMENT APPLICATIONS RECOMMENDED BY THE PLANNING COMMISSION.

REQUIRED DEVELOPMENT AND PROPERTY INFORMATION:

Project Title: 12,460 SFT Retail

Subject Property Address(es) or PIN: 003-034-006-01 & 003-034-006-00

Property Tax ID Number(s)-PIN: 45-00

Current Zoning: Business 2

Gross acreage of all parcels in Project: 109.79

Net Acreage of all Parcels in Project: 2.845

Gross square footage of all structures in Project: 12,460 sft

Owner of Record (proof of ownership including any options on the property, or any liens against it):

Name Marilyn M Flaska Living Trust
Address 7898 S Maple City Rd

City Maple City State MI ZIP 49664
Phone: _____

Date Received by Zoning Administrator _____
Amount of Fee Paid _____
Check # _____

Owner Signature: _____
(Also required if applicant is not the owner of record)

Applicant Signature:  _____
I state that I am officially acting on the owner's behalf.

Applicant:
Name Midwest V, LLC
Address 1435 Fulton St 2nd Floor

City Grand Haven State MI ZIP 49664
Phone: jared@westwind.build

Developer - if different from Applicant (may be included on Survey or Plan):

Name _____
Address _____
City _____ State _____ ZIP _____
Phone: _____

Engineer, Architect and/or Land Surveyor (may be included on Survey or Plan):

Name AR Engineering LLC
Address 5725 Venture Park Drive Suite A

City Kalamazoo State MI ZIP 49009
Phone: jason@arengineeringllc.com