

Mason County Special Land Use Permit

SPECIAL LAND USES UNDER SPECIAL CONDITIONS

WHAT IS A SPECIAL LAND USE PERMIT?

Some property uses may not always be in harmony with those that are permitted in a standard zoning district classification. The County's Zoning Ordinance lists certain "special uses" that may be considered and approved within a zoning district. The Mason County Planning Commission will determine that the use will not harm neighboring properties or the welfare of the community after a public hearing. *Examples* of land uses that frequently require a Special Land Use Permit include:

* Motels, public facilities, wind turbine generators, wireless communication towers, sand mining operations, boarding stables, bed and breakfast operations, and automobile repair garage or service station.

APPLYING FOR A SPECIAL LAND USE PERMIT

Starting the Process: We recommend that applicants contact the Zoning Administrator to request a pre-application conference. This conference will provide information regarding the County's regulations, site plan requirements, and special land use policies that may affect the proposed project.

Pre-application Conference: Bring the address and legal description of the property and a rough sketch plan of your proposal for the property. We will let you know what information must be submitted with your application and explain the process for the public hearing. Upon taking the application, staff will provide you with their comments and request any necessary additional information or clarifications. You must respond to these comments and supply the requested information before the application will be put on the Planning Commission agenda. The Planning Commission meeting times, application filing deadlines, and application forms are available in the Zoning Department.

Filing your Application:

- ✓ Submit the completed Special Land Use Permit application along with any other information specified at the pre-application conference.
- ✓ The nonrefundable application fee must be paid when the Special Land Use Application is filed, according to the following:
Residential and Commercial: \$375
- ✓ **SITE PLAN: All new use, addition to an existing use, and special land use applications are required to include a survey of the property along with a site plan prepared by a licensed engineer, landscape architect, or land surveyor.**

THE REVIEW PROCESS

1) At least 30 days before the meeting: One (1) Copy of the Site Plan must be submitted to the Zoning Administrator for review. Upon approval of the Zoning Administrator, the Special Land Use and Site Plan will be placed on the Planning Commission agenda.

2) At least 25 calendar days before the meeting date: Application must be submitted, including ten (10) copies of a finalized site plan. Three (3) must bear the original wet seal from the providing architect, engineer, or land surveyor. Seven (7) can be copies of the original.

3) Public Notification: The County will publish the Public Hearing notice in the Ludington Daily News not less than 15 days prior to the Planning Commission meeting.

4) Not less than 15 days prior to the Planning Commission meeting: all owners of property within 300 feet of the subject property will be notified. The Zoning department will research, write, and mail the notification for the applicant- this service is included in the application fee.

5) At least 14 days prior to the Planning Commission meeting: Place stakes on your property locating the proposed buildings or other features that are significant to the Special Land Use Permit (such as data or cell phone towers, utilities, stables, campground, etc.). Zoning staff will come to your property and take photos to present to the Planning Commission.

6) The Public Hearing: It is **strongly recommended** that the applicant be available to present their information as requested

and answer questions pertinent to the application. The Planning Commission will conduct a public hearing to allow interested parties to speak for or against the proposal. The applicant will have the opportunity to respond to points or issues raised during the public hearing. The Commission will consider the review criteria as well as information provided by the applicant and the public, and will then make decision to approved or deny the Special Land Use Permit.

REVIEW CRITERIA

There are specific review criteria for the Special Land Use being requested found in Section 17 of the zoning ordinance. The following are general criteria that the Planning Commission will use in making a decision in addition to criteria specific to the special land use:

1. Will be in accordance with the goals and objectives of the Mason County Comprehensive Plan.
2. Will be designed, constructed, operated, and maintained in harmony with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed.
3. Will not be hazardous or disturbing to existing or future permitted uses in the same general vicinity and in the community as a whole.
4. Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, storm water drainage, refuse disposal, water and sewage facilities, and schools or persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately for such services.
5. Will not create excessive additional requirements at public cost for facilities and services and will not be detrimental to the economic welfare of the community.
6. Will not involve uses, activities, processes, materials and equipment, or conditions of operation that will be detrimental to any person, property, or general welfare by reason of excessive production of traffic, noise, vibration, smoke, fumes, glare, or odors.
7. Will ensure that the environment shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, adequate setback from water courses, and by topographic modifications which result in maximum harmony with adjacent areas.
8. Will not impede the normal and orderly development and improvement of surrounding property for uses permitted within the Zoning District.
9. Will comply with any specific use requirements found in Article XVII.

THE OUTCOME

Approval as Submitted: If the Planning Commission approves the request, the applicant may come to the Zoning Office to fill out the necessary permits (Zoning and/or Building) the following day.

Approval with Conditions: Conditions may be placed on an approval. Examples of conditions may include limiting hours of operation, fencing, screening, or dust abatement. Note that conditions are designed to limit the effect of the use on adjacent property owners.

Appeals: If an application is denied for a Special Land Use Permit, the applicant or any aggrieved party, including any governmental body or agency, may appeal the decision of the Planning Commission to the Board of Appeals. The applicant has 30 days from the date of the meeting to file for an appeal.

Board of Appeals: After the protest period, the Board of Appeals may deny or approve the application in whole or in part or return it to the Planning Commission for further study and consideration.

Reapplication: If denied, an identical application may not be resubmitted for one year, except on the grounds of newly discovered evidence or proof of changed conditions. A reapplication shall be processed in the same manner as the original application.

CAN A SPECIAL LAND USE PERMIT BE REVOKED?

A Special Land Use Permit may be revoked if any terms or conditions of the permit if construction of the approved improvements does not proceed in conformance with the approved site plan, conditions etc.

FOR MORE INFORMATION

If you have any questions about a Special Land Use Permit please contact the Mason County Zoning and Building Office:
102 E. 5th Street, Scottville, MI 49454
zoning@masoncounty.net or (231) 757-9272