

Application for Planned Unit Development Review

RETURN TO: CLEMENT TOWNSHIP

1497 E. M-30, Alger, MI 48610

PHONE: (989) 345-3915 EMAIL: clementsupervisor@gmail.com

DATE RECEIVED _____

CASE # _____

\$ _____
FEE

DATE PAID _____

PLEASE MAKE CHECKS PAYABLE TO CLEMENT TOWNSHIP

Applicant's Name _____ Phone _____

Applicant's Address _____

Applicant's Email Address _____ @ _____

Owner's Name _____

Owner's Address _____

Owner's Email Address _____ @ _____

JOB SITE LOCATION

Name of Development: _____ Tax Parcel #: _____ - _____ - _____ - _____

Address: _____ Zoning District: _____

DESCRIBE PLANNED UNIT DEVELOPMENT

Check which phase of PUD Approval this application is for:

Preliminary PUD Plan

Final PUD Plan

PLEASE ATTACH

Preliminary PUD Plan*– 10 copies in addition to 1 digital copy (**for preliminary review phase**)

Final PUD Plan*– 9 copies in addition to 1 digital copy (**for final review phase**)

PUD Checklist

Legal Description of Property

Copies of all other required permits obtained

***PUD Plan shall show all information in the PUD Checklist (Section 5.4 and Section 7.20 of the Zoning Ordinance) unless specifically waived by the Planning Commission. All required information is due at least 45 days prior to the public hearing date.**

INSPECTIONS

As owner and/or applicant representing the owner, I do do not authorize Clement Township (staff, appointed board, trustees or committee members) to enter upon the subject property for purposes of making inspections related to the project or request identified in this application. If authorized, such inspections or site walks shall be conducted at reasonable hours and times.

I certify that all of the above information is accurate to my fullest knowledge:

Signature of Applicant

Printed Name of Applicant

Date

(Required) Signature of Property Owner

Printed Name of Property Owner

Date

Directions to Applicant

CLEMENT TOWNSHIP

1497 E. M-30, Alger, MI 48610

PHONE: (989) 345-3915 FAX: (989) 345-9330 EMAIL: clementsupervisor@gmail.com

The following items are needed to comply with the **PLANNED UNIT DEVELOPMENT REQUIREMENTS** (Section 7.20) of the Clement Township Zoning Ordinance.

ITEMS TO SUBMIT: All items should be submitted to the Clement Township Zoning Administrator at least **45 days prior** to the desired public hearing date.

1. **Application for Planned Unit Development.**
2. **Preliminary PUD Plan or Final PUD Plan** - 10 full-sized in addition 1 1 digital copy.
3. **PUD Checklist** in accordance with Section 5.4 (Site Plan Data Required) and Section 7.20 (PUDs) of the Clement Township Zoning Ordinance.

APPROVAL PROCESS SUMMARY:

Pre-Application Conference

1. A pre-application conference is required for PUD (Section 5.3.A).

Preliminary PUD Plan – Section 7.20.E.2

2. Application, completed checklist and 10 copies of Preliminary PUD Plan is submitted to Zoning Administrator 45 days prior to public hearing date.
3. Zoning Administrator reviews application for completeness.
4. Public hearing notice is published and notification of properties within 300 feet of the PUD at least 15 days prior to public hearing.
5. Public hearing is held.
6. Planning Commission reviews standards in Section 5.5, Section 6.4 and Section 7.20 and makes recommendation to Township Board to approve, conditionally approve or deny the Preliminary PUD Plan.
7. Township Board approves, conditionally approves or denies the Preliminary PUD Plan.

Final PUD Plan – Section 7.20.E.4

8. Not more than 2 years from the date of approval of the Preliminary PUD Plan, applicant shall submit application, completed checklist and 10 copies of the Final PUD Plan to the Zoning Administrator.
9. Zoning Administrator reviews application for completeness.
10. Public hearing notice is published and notification of properties within 300 feet of the PUD at least 15 days prior to public hearing.
11. Public hearing is held.
12. Planning Commission reviews standards in Section 5.5, Section 6.4, and Section 7.20 and makes recommendation to Township Board to approve, conditionally approve or deny the Final PUD Plan.
13. Township Board approves, conditionally approves or denies the Final PUD Plan.

PLANNED UNIT DEVELOPMENT CHECKLIST

Case # _____

Date Received _____

Subject Property Address _____

Subdivision and Lot Number (If Applicable) _____

Proposed Use of Property _____

Proposed Number of Employees _____

Site Plan Requirements

General Information		Yes	No	N/A	Comments
1	Name, address, and contact information of property owner and developer.				
2	The existing zoning district in which the site is located and the zoning of adjacent parcels. In the case of a request for a zoning change, the classification of the proposed new district must be shown.				
3	A locational sketch of the proposed use or structure.				
4	Gross acreage of development and total usable floor area.				
5	Anticipated hours of operation for the proposed use. The Planning and Zoning Commission may impose reasonable limits to hours of operation as a condition of site plan approval when warranted to assure compatibility with surrounding land uses.				
Map Information		Yes	No	N/A	Comments
6	Date, north arrow.				
7	Scale at least 1" = 50' for property less than 3 acres and at least 1" = 100' for property 3 or more acres.				
8	A vicinity map shall be submitted showing the location of the site in relation to the surrounding street system, adjacent properties and their uses.				
Lot Lines & Right-of-Way		Yes	No	N/A	Comments
9	Existing and proposed boundary lines of the property to include all dimensions and legal description.				
10	The location and width of all abutting right-of-ways.				
Development Features		Yes	No	N/A	Comments
11	Proposed Features. The location of all existing and proposed structures on the site, including common use areas and recreational areas and facilities.				
12	Nearby Structures. The location and identification of all existing structures within a 200 foot radius of the site.				
13	Vehicular and Pedestrian Circulation. The proposed streets, driveways, sidewalks, and other vehicular and pedestrian circulation features within and adjacent to the site.				
14	Parking. The location, size and number of parking spaces in the off-street parking area and the identification of service lanes.				
15	Loading and Unloading Areas. The proposed location and size of all loading and unloading areas.				

16	Landscaping. The location of all existing and proposed landscaping as well as all existing and proposed fences or walls.				
17	Waste. The location of all storage and disposal facilities including location of dumpsters.				
18	Lighting and Signs. The location of all proposed exterior lighting and signs, including size and type.				
19	Hazardous Materials. Information on the storage and use of hazardous materials and the disposal of hazardous waste.				
20	Storage. Outdoor storage areas and snow storage areas.				
21	Utilities. The type, location and size of all existing and proposed utilities.				
22	Drainage. The location, size and slope of all surface and subsurface drainage facilities.				
	Natural Features	Yes	No	N/A	Comments
23	The location of existing environmental features, such as streams, wetlands, shorelands, mature specimen trees, wooded areas or any other unusual environmental features.				
24	The topography of the existing and finished site shall be shown by contours or spot elevations. Where the existing slope on any part of the site is 10% or greater, contours shall be shown at intervals of 2 feet or less.				
	Cross-Sections/Floor Plans/Density	Yes	No	N/A	Comments
25	Summary tables, cross-sections and/or floor plans should be included with site plans for proposed structures, giving the following information: <ol style="list-style-type: none"> 1. The number of units proposed, by type, including a typical floor plan for each type of unit. 2. The area of the proposed units in square feet, as well as area dimensions of driveways/staging areas. 3. Typical elevation drawings of the front and rear of each building. 4. Residential density schedule showing the number of dwelling units per net acre, unit type, unit size, and number of each unit type. 				
	Other Requirements	Yes	No	N/A	Comments
26	Other information as may be required by the Zoning Administrator or Planning Commission to assist in the consideration of the proposed development.				

ADDITIONAL COMMENTS:

Applicant's Signature

Date