

**LAND USE PERMIT APPLICATION FOR A
SPECIAL LAND USE / PLANNED UNIT DEVELOPMENT
Leland Township, Leelanau County, Michigan**

(This application to be used for all Special Land Uses permitted by Special Approval, including Planned Unit Developments, See Articles 7 & 16)
(All references to "Section" and "Article" refer to the Leland Township Zoning Ordinance)

Important Notice to Applicants: 15 copies of this application must be completed in full and submitted to the Zoning Administrator. All questions must be answered completely. If additional space is needed, number and attach additional sheets. The total number of attached sheets is _____.
Approval of this application is required before a Land Use Permit can be issued. The erection of a building or structure, or excavation for any building or structure, prior to the issuance of a Land Use Permit is a violation of the Leland Township Zoning Ordinance.

Name and Address of Petitioner:
WILLIAM AND MAIN LLC
7270 THORNAPPLE RIVER DR.
SUITE B 11
ADA, MI 49301

Phone Number of Petitioner:
 Residence: _____
 Work Place: 616-291-1816

Petitioner's Interest in Property:
 (Circle appropriate response below)
 Owner Lessee Option to Buy
 Other (please explain) _____

Name, Address, Phone Number of Property Owner:
 (If different than Petitioner)

FOR TOWNSHIP USE ONLY	
File Number: _____	Special Notes:
Date Received: _____	Date Comment
Tax Parcel Number: _____	_____
Fee Received (amount and date): _____	_____
Fee Receipt Number: _____	_____
Planning Commission:	_____
Application Received by Commission (date): _____	_____
Public Hearing Date: _____	_____
Action Taken on (date): (circle below as appropriate)	_____
<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	_____
	Planning Commission Chairperson Date

PART 1: ACTION REQUESTED

A Special Land Use may only be permitted in a zoning district which specifically permits the proposed special land use, as delineated in Articles 10 – 15 of the Zoning Ordinance. This application is for the following proposed special land use:

PUD FOR CONDO PROJECT IN C-1 DISTRICT.

PART 2: PROPERTY INFORMATION

A. Legal description and acreage of property affected:

LOTS 10 AND 11, BLOCK 2, VILLAGE OF LELAND

10,000 S.F. PROPERTY SIZE

B. Address of Property: 211 N. MAIN ST.

C. List of all deed restrictions: N/A

D. Names and addresses of all other persons, firms, or corporations having a legal or equitable interest in the land:

1) N/A

2) _____

3) _____

E. This property is: unplatted or platted (circle appropriate answer)

If platted, name of Plat: VILLAGE OF LELAND

F. Present use of the property is: VACANT

G. Existing zoning classification of the property is: C-1 VILLAGE COMMERCIAL

H. If any existing structure(s) are nonconforming, check all of the following applicable reasons below for the nonconformity for each such structure:

height _____

rear yard setback _____

floor area _____

side yard setback _____

front yard setback _____

side yard setback _____

PART 3: SUPPORTING DOCUMENTS

A. **Site Plan:** The applicant must submit, as part of this application, 15 copies of a site plan for the proposed special land use. The site plan must meet the requirements of Section 6.03(B).

B. **Sewage Disposal:** In the case of a land use permit for buildings proposed for human occupancy or required by law to have plumbing fixtures, the applicant shall include with this application a report from the Leelanau County Health Department certifying in writing the approval of a private sanitary sewage disposal system and its location. Where public sanitary sewer service is available or required by local ordinance or state law, the applicant shall include with this application a written notice of acceptance of the proposed land use for sewer service or hook-up fee receipt.

C. **Water Supply:** When a private water supply system is required by law or proposed by the applicant, the applicant shall include with this application a report from the Leelanau County Health Department certifying approval of the water supply system. When a municipal or public water supply is required by local ordinance or state law, the applicant shall include with this application a written notice of acceptance of the proposed land use or hook-up fee receipt.

PART 4: BASIS FOR DETERMINATION

A. Please attach one or more pages to this application providing responses to the following questions (See Section 16.01):

1. Will the use be harmonious with and in accordance with the general principles and objectives of the Comprehensive Development Plan of the Township?
2. Will the use be harmonious and in accordance with the general objectives, intent, and purposes of the Leland Township Ordinance.
3. Will the use be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will the use change the essential character of the area in which it is proposed?
4. Will the use be hazardous or disturbing to existing or future uses in the same general vicinity?
5. Will the use be served adequately by essential public facilities and services, such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities and schools?
6. Will the use 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, smoke, fumes, glare or odors?

H. Will the use meet the site plan requirements of Article 6?

J. Will the use comply with all applicable county, state and federal requirements for that use?

K. If this application is for a Planned Unit Development (see Section 7.01(A)(1)):

1. Does the planned unit development encourage the use of Township land in accordance with its character and adaptability?
2. Does the planned unit development assure the permanent preservation of open space, woodlands, and other natural resources?
3. Does the planned unit development allow for innovation and greater flexibility in the design of residential developments?
4. Does the planned unit development facilitate the construction and maintenance of streets, utilities, and public services in a more economical and efficient manner?
5. Does the planned unit development ensure compatibility of design and use between neighboring properties?
6. Does the planned unit development encourage a less sprawling form of development, thus preserving open space as undeveloped land the overall design and land uses proposed consistent with the intent of an open space development?

PART 5: AFFIDAVIT

I (we) the undersigned affirm that the foregoing answers, statements, and information are in all respects true and correct to the best of my (our) knowledge and belief. I (we) the undersigned understand that the approval applied for, if granted, is issued on the representations made herein and that any permit subsequently issued may be revoked because of any breach of representations or conditions, or because of the lack of continued conformance with zoning ordinance requirements.

Applicant Signature(s) Date
6/26/23

Property Owner's(s) Signature(s) Date
(if different than applicant)

SUBMIT