

LAND USE PERMIT APPLICATION

Greenleaf Township, Sanilac County, Michigan

6435 Bay City Forestville Rd, P.O. Box 135, Cass City, MI 48726

Greenleaftownship.org

Note: In order to avoid any delays, please complete all parts of this application. Incomplete applications will not be processed.

Property Owner

Last Name _____ First Name _____ Phone # _____

Mailing Address _____ City _____ State & Zip _____

Property Information

Parcel No. _____ - _____

Physical Address _____

Parcel Size _____

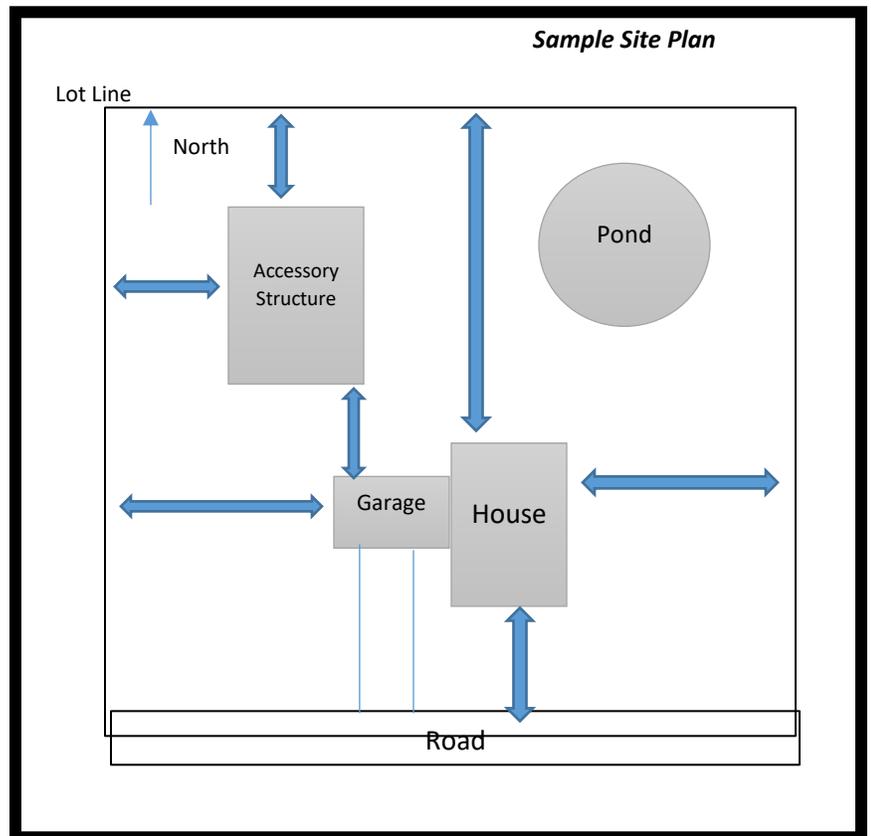
Description of use or new construction _____

A SITE PLAN SHALL ACCOMPANY THIS APPLICATION

(A legible, hand drawn sketch on a blank piece of paper is adequate)

Site Plan shall show all of the following:

1. Lot Dimensions in feet
2. Label adjacent roads (public and private)
3. Location and sizes of all existing and proposed structures
4. Front, rear and side yard distances from structures to lot lines (front yard is measured from center of road)
5. Distance between structures
6. Any lakes, ponds, waterways or wetlands within 500 feet.
7. Utility Lines
8. Easements (existing and proposed)
9. North Indicator



Will this structure have an adverse impact on the environment? If yes, please explain:

What is the estimated value of this construction? _____

When is construction to start? _____

Was construction started BEFORE obtaining a Land Use Permit? (Circle one) YES NO

If yes, initial here: _____

Completion Date: _____

County Permits:

Website: sanilacounty.net
Phone: 810-648-4664

Mail:

Sedimentation and Soil Erosion Control Agency
60 West Sanilac, Room 210
Sandusky, MI 48471
Fax: 810-648-5110

Zoning Administrator:

Chuck VanErp
6993 Bay City Forestville Road
Cass City, MI 48726
Phone: 989-980-4579

THE OWNER OF THIS LAND AND UNDERSIGNED, DO HEREBY COVENANT AND AGREE TO COMPLY WITH ALL APPLICABLE LAWS AND THE ZONING ORDINANCE OF GREENLEAF TOWNSHIP PERTAINING TO LAND USE, AND TO CONSTRUCT THE PROPOSED STRUCTURE OR MAKE THE PROPOSED CHANGE OR ALTERATION IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith, AND CERTIFY THAT THE INFORMATION AND STATEMENTS GIVEN ON THIS APPLICATION ARE TO THE BEST OF THEIR KNOWLEDE, TRUE AND CORRECT. BY SIGNING THIS DOCUMENT YOU ALSO AGREE TO COOPERATE WITH THE ZONING AND BUILDING STAFF, AND ALLOW ACCESS TO ALL PROPERTIES AND STRUCTURES MENTIONED ABOVE. I UNDERSTAND IT IS MY RESPONSIBILITY TO GET ALL APPLICABLE PERMITS FROM THE SANILAC COUNTY CONSTRUCTION AND LAND USE DEPARTMENT.

Applicant Signature _____ Date _____

Decisions made by the Zoning Administrator can be appealed to the Zoning Board of Appeals and the Sanilac County Circuit Court. Costs may be associated for an appeal.

LEAVE BLANK – GREENLEAF TOWNSHIP ZONING DEPARTMENT USE ONLY

Circle One: APPROVED NOT APPROVED

Comments: _____

Zoning Administrator Signature: _____ Date: _____

Fee Received: _____

Articles included in the Greenleaf Township Zoning Ordinance

ARTICLE X

Area, Setback and Height

Section 10.01 COMPLIANCE

- A. All lots and structures shall comply with the area, setback, and height requirements of Section 10.02, unless different requirements are specified as a condition for a use permitted after special approval or pursuant to a variance.

Section 10.02 TABLE OF AREA, SETBACK AND HEIGHT REQUIREMENTS

Zoning District	Minimum Lot Area Per Dwelling Unit Or Commercial/ Industrial Bldg. (In Sq. ft.)	Minimum Lot Width (In feet) (1)	Minimum Front Yard Setback (In feet) (2)	Minimum Side Yard Setback (In feet)	Minimum Rear Yard Setback (In feet)	Minimum Floor Area Per Dwelling (In Sq. ft.) (3) (4)	Maximum Building Height (In feet)
AR	2 acres	165	100	25	35	840	100
MHP (5)							
S	2 acres	165	100	25	35	-	50
C	2 acres	165	100	25	35	-	50
I	5 acres	330	100	25	35	-	50
(1) Measured at minimum front yard setback line.							
(2) Measured from center of road. In the case of state highways M-81 and M-53 the minimum front yard setback shall be 150ft							
(3) The minimum floor area shall be required on the first floor and shall be exclusive of porches.							
(4) The minimum square feet of floor area per dwelling unit in multiple family dwellings shall be 800 square feet and shall be increased by 120 square feet for any additional bedroom beyond the first bedroom							
(5) Regulated by the Michigan Manufactured Housing Commission.							

ARTICLE XII

Section 12.13. MOVING OF BUILDINGS, MOBILE HOMES, AND OTHER STRUCTURES.

A. No building, mobile home, or other structure shall be moved into or within the Township unless a Zoning Compliance Permit has been issued by the Zoning Administrator prior to the moving of the building, mobile home, or structure. In the case of new mobile homes, the Zoning Administrator shall be provided with verification that the mobile home was constructed pursuant to current standards of the U.S. Department of Housing and Urban Development. In the case of new modular homes, the Zoning Administrator shall be provided with verification that the modular homes were constructed in compliance with the BOCA Code or the Michigan Construction Code. In all other cases (buildings, structures, or used mobile homes), the Zoning Administrator shall be provided with a Certificate of Code Compliance pursuant to an inspection conducted by a registered Building Inspector approved by the Township. Any Code deficiencies identified by the Inspector must be corrected prior to the building, structure, or used mobile home being brought into the Township.