

SITE PLAN REVIEW PERMIT APPLICATION

City of Grand Haven, 20 N. Fifth Street, Grand Haven, MI 49417

Phone: (616) 847-3490 Fax: (616) 844-2051 Website: www.grandhaven.org

The City of Grand Haven Planning Commission meets in a regular session on the second Tuesday of each month at 7:30 p.m. in the City Council Chambers, 519 Washington, Grand Haven, Michigan.

Materials related to requests for Board action, including any required fees, must be filed at the Planning Department located at 20 N. Fifth Street, Grand Haven, Michigan, 49417. Questions may be directed to Kristin Keery, City Planner, at 616.847.3490.

Filing requests which are not complete or which are not filed by the meeting deadline, as determined by the City Planner, will not be placed on the agenda of the respective Board meeting, nor will they be considered at the respective Board meeting.

Filing deadlines are established:

- To comply with various Ordinance requirements;
- To permit adequate time for staff to arrange the notice for publication as may be required;
- To permit adequate time for staff to arrange the mailing of notices as may be required;
- To permit adequate time for the Board and staff to review the filed materials.

Filing deadlines are established at **25 calendar days** prior to the Board meeting.

Filing deadline	Meeting Date
December 18, 2009	January 12, 2010
January 15, 2010	February 09, 2010
February 12, 2010	March 09, 2010
March 12, 2010	April 13, 2010
April 16, 2010	May 11, 2010
May 14, 2010	June 08, 2010
June 11, 2010	July 13, 2010
July 16, 2010	August 10, 2010
August 13, 2010	September 14, 2010
September 17, 2010	October 12, 2010
October 15, 2010	November 09, 2010
November 12, 2010	December 14, 2010
December 17, 2010	January 11, 2010
January 14, 2010	February 08, 2010



SITE PLAN REVIEW APPLICATION PROCESS (see Section 40-115.05 of the Grand Haven Zoning Ordinance)

1. Step 1 - Application for Site Plan Review is filed: An application is deemed complete upon submission and acceptance of the completed application form and all required documentation. Incomplete submissions will receive a list of items needed to make the submittal complete. Once an application is deemed complete, a petitioner will be scheduled on the next available Planning Commission's agenda. The meeting shall be held within forty-five (45) days of the date of the receipt of the complete plans and completed application.

2. Step 2 – Staff Review: A basic site plan is reviewed by the Zoning Administrator in accordance with Section 40-115.06. The applicant and the Zoning Administrator shall sign an approved basic site plan, and a copy shall be kept on file with the City for future review and enforcement.

A detailed site plan submittal is reviewed by the Zoning Administrator, and when necessary, the Building Department, the Department of Public Safety, City Engineer, County Health Department and the Michigan Department of Transportation. The Zoning Administrator and City officers and agencies shall have forty-five (45) days from receipt of a complete site plan review application to prepare staff comments on the application.

3. Step 3 – Planning Commission meeting: A meeting shall be scheduled for a review of the application, plans, and of the recommendation of the Zoning Administrator. The applicant will be notified of the date, time and place of the meeting on the application not less than three (3) days prior to such date.

Term of Approval of the Site Plan (see Section 40-115.08 of the Zoning Ordinance)

Approval of the site plan shall be valid for a period of one (1) year after the date of approval. The Planning Commission may grant extensions if applied for and granted in writing. The reasons for extensions may be the inability to complete the requirements, financial constraints, regulatory approvals or other proven hardship. If a Land Use Permit has not been obtained or the on-site development has not commenced or is not making reasonable progress within said one (1) year, the site plan approval shall become null and void and a site plan approval application shall be required and approved before any construction or earth change is commenced upon the site.



SITE PLAN REVIEW APPLICATION PROCEDURES (See Section 40-115.04 of the Grand Haven Zoning Ordinance)

Basic Site Plan

1. A basic site plan shall be required for applications involving new single family dwellings, driveways in residential or commercial areas, additions to existing single- or multiple unit dwellings and for any new accessory building over fifty (50) square feet in area. A basic site plan shall be subject to review only by the Zoning Administrator.
2. Basic site plans shall include and illustrate at a minimum the following information:
 - A scale drawing of the site and proposed development thereon, including the date, name and address of the preparer, parcel lines and parcel area.
 - The scale of the drawing and north arrow which shall be not less than 1" = 200' nor greater than 1" = 20'.
 - Existing man-made features, including dwellings, fences, landscaping and screening, accessory structures, and similar features; and the heights and floor area of such structures and other important features.
 - Proposed man-made features, including location of dwelling addition and/or accessory structures, fences, landscaping and screening, as applicable; and heights and floor area of such structures and other important features.
 - Setback lines and their dimensions.
 - Location of existing and proposed driveways and curb cuts, if any.
 - Location of existing public and private rights-of-way and easements contiguous to and on the property.
 - Natural features, including trees with a diameter at breast height of three inches or more, water bodies and wetlands, high-risk erosion areas, beach, sand dunes, slopes in excess of 25%, drainage and similar features.
 - Any other information as may be required by the Zoning Administrator to aid in the review of the Site Plan.

Detailed Site Plan

1. Fourteen (14) copies of the site plan prepared by an Engineer, Architect, Landscape Architect or Planner licensed to work in Michigan and shall include and illustrate at a minimum the following information:
 - A scale drawing of the site including the date, name, address and professional seal of the preparer. In no instance shall the scale of the drawing be greater than one inch equals 20 feet nor less than one inch equals 200 feet. One copy shall be submitted in a photo-reduced form on 17" x 11" paper.
 - The scale of the drawing and north arrow.
 - A vicinity map illustrating the property in relation to the surrounding street system as well as the uses on, and zoning of, adjoining parcels.
 - Topography of the site and its relationship to adjoining land illustrated at 2-foot contours and including an area extending 100 feet from the parcel boundary.
 - Proposed changes to the topography of the site illustrated at no greater than two (2) foot contours and quantities of soil to be removed or added.
 - Existing man-made features, including buildings, fences, landscaping, parking, screening and the locations, heights and footprint of each.



- Illustration of all proposed improvements and buildings, fences, landscaping, parking and screening, including location, height, footprint of each.
 - Setback lines and their dimensions.
 - Percentage of land covered by buildings and impervious surfaces and that reserved for open space.
 - Dwelling unit density where pertinent; including a density schedule demonstrating number of each dwelling type, if applicable.
 - Project phasing, if applicable, including approximate commencement and completion dates of each phase.
 - Location of public and private rights-of-way and easements contiguous to and within the proposed development which are planned to be continued, created, relocated or abandoned, including grades and types of construction of those upon the site.
 - Curb-cuts, driving lanes, parking and loading areas, including the number of parking spaces and parking calculations; vehicular circulation patterns and features, location and size of all parking spaces and the identification of service lanes and parking.
 - Curb-cuts and driveways on adjacent properties.
 - Location and type of drainage, sanitary sewers, storm sewers and other facilities, including surface and subsurface drainage for all impermeable surfaces on the site and all drainage calculations.
 - Existing and proposed water main, sanitary and storm sewer, natural gas, electric, telephone, cable television and other utilities, the proposed location of connections to existing utilities and any proposed extensions thereof.
 - Soil erosion, sedimentation and dust control measures which shall include preventative soil erosion devices or measures, both during and after any site work related to the development.
 - Detail on proposed signage
 - A lighting plan
 - A written and illustrated landscape plan
 - If the parcel is a result of a parcel division undertaken after the adoption of this Ordinance, the site plan shall illustrate all structures and buildings, drawn to scale located on the previously undivided property.
 - Any required approvals, permits, changes or modifications required by any applicable regulatory agency.
 - Written and illustrated documentation of measures to comply with the requirements of any City stormwater provisions.
- Special Studies or Research** *(See Section 40-115.04(E) of the Grand Haven Zoning Ordinance)*
1. For complex site plans and/or for land uses that may generate significant impacts on surrounding land uses or public facilities, special studies or research may be required as part of the site plan.
 2. The following studies are required for site plan review. Supporting documentation must be included for each of the required studies.
 - Environmental Assessment *(40-115.04.E.1)*
 - Traffic Impact Study *(40-115.04.E.2)*
 - Market Study *(40-115.04.E.3)*



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1. Project Information

Address/location of property: _____
Name of Development: _____ Parcel #: _____
Current Use: _____ Proposed Use: _____
Area in Acres: _____ Zoning District: _____
Zoning of adjacent properties: _____

2. Contractor

Name: _____
Company: _____
Address #: _____

Phone #: _____
Fax #: _____

3. Property Owner

Name: _____
Address: _____

Phone #: _____
Fax #: _____

4. Required Attachments *(see page 2-3 of this application for additional information)*

- 14 copies of site plan
- 14 copies of the application
- Existing topographic map
- Proposed topographic map
- Building elevations
- Project phasing plan (if applicable)
- Signage plan and details
- Landscape plan
- Required fee

5. Fee Schedule

Up to \$100,000: \$150.00
\$100,000 to \$500,000: \$225.00
\$500,001 to \$1,000,000: \$325.00
\$1,000,000 & Up: \$425.00

Estimate Project Cost: \$ _____

6. Details of the Nature of Work Proposed *(please identify materials and colors to be used)*

7. Buildings and Structures

Number of buildings on site: _____ Use of buildings: _____
Height of buildings & # of stories: _____ Height of rooftop mechanical equipment: _____



7. Floor Use and Area (in square feet)

Commercial Structures

Total floor area: _____
Open space (area & %): _____
Office space (area): _____
Retail space (area): _____
Industrial space (area): _____
Assembly space (area): _____
Seating capacity: _____
Maximum occupancy load: _____

Residential Structures

Total floor area: _____
Total # of units: _____
of 1 bedroom units: _____
of 2 bedroom units: _____
of 3 bedroom units: _____
Open space (area and %): _____
Rental or condominium?: _____
Maximum occupancy load: _____

8. Setbacks (see Article Four: District Regulations, Table 40-402.02, for setback requirements)

Required front yard: _____ Proposed front yard: _____
Required rear yard: _____ Proposed rear yard: _____
Required total side yard: _____ Proposed total side yard: _____

9. Parking (see Article Six: Parking, for zoning requirements)

Required # of spaces: _____ Proposed # of spaces: _____
Typical angle of spaces: _____ Size of spaces: _____
Location of parking on site: _____ Number of handicap spaces: _____
Shared parking agreement?: _____ Location and # of off-street spaces: _____
Number of employees: _____
Explanation of screening (including location and materials): _____

10. Loading (see Section 40.605.04 for loading space requirements)

Required # of spaces: _____ Proposed # of spaces: _____
Typical angle of space(s): _____ Size of space(s): _____
Location of loading space(s) on site: _____
Explanation of screening (including location and materials): _____

11. Site Lighting (see Section 40-317 for lighting requirements)

Building Lighting

of fixtures proposed: _____
Type of lighting proposed: _____
Height of fixtures: _____
Location of fixtures: _____

Parking Area Lighting

of fixtures proposed: _____
Type of lighting proposed: _____
Height of fixtures: _____
Location of fixtures: _____
Footcandles at property line: _____

12. Landscaping (see Article Eight: Landscaping, for zoning requirements)

Location of landscape areas: _____ Proposed landscape material: _____



13. Exterior Trash Receptacles (see Section 40-301.03 for Dumpster Enclosure requirements)

Location of receptacle: _____ Size of receptacle: _____
Screenwall material: _____ Height of screenwall: _____

14. Mechanical Equipment (see Sections 40-306.08(C) & 40-322 for zoning requirements)

Ground Mounted Mechanical Equipment

of units: _____

Size of units (LxWxH): _____

Location of units: _____

Screening: _____

Rooftop Mechanical Equipment

of units: _____

Type of rooftop units: _____

Size of units (LxWxH): _____

Location of units: _____

Screening: _____

15. Accessory Buildings (see Section 40-301 for standards for accessory buildings)

of accessory building(s): _____ Size of accessory building(s) (LxWxH): _____

Location of accessory building(s): _____

By Signing below, the applicant agrees to perform the described work in accordance with all applicable Sections of the City of Grand Haven Code of Ordinances. Signer will insure that all inspection requests are made a minimum of 24 hours prior to the requested time.

Signature of Applicant: _____ Date: _____

Print Name: _____

Signature of Owner: _____ Date: _____

Print Name: _____

Office Use Only

Permit #: _____ Date Received: _____ Fee: _____

Date of Approval: _____ Date of Denial: _____ Approved by: _____

