

File #: _____

Date Submitted: _____

**CHARTER TOWNSHIP OF LYON
APPLICATION FOR SPECIAL USE REVIEW**

NOTICE TO APPLICANT: Applications for Special Use review by the Planning Commission must be submitted to the Township *in substantially complete form* at least twenty-eight (28) days prior to the Planning Commission's meeting at which the proposal will be considered. All meetings are held at the Lyon Township Hall, 58000 Grand River Avenue, New Hudson, Michigan, 48165. Phone number: 248-437-2240. Fax number: 248-437-2336.

Special Uses shall comply with the standards in Section 6.00 of the Zoning Ordinance. Accordingly, a public hearing shall be held by the Planning Commission before a decision is made on any Special Use request. Furthermore, a site plan shall be required, which shall be prepared in accordance with Section 5.00 of the Ordinance.

TO BE COMPLETED BY APPLICANT:

I (We), the undersigned, do hereby respectfully request Special Use Review and provide the following information to assist in the review:

Project Name: _____

Applicant: _____

Mailing Address: _____

Telephone: _____ Fax: _____

Email: _____

Property Owner(s) (if different from Applicant): _____

Mailing Address: _____

Telephone: _____ Fax: _____

Email: _____

Applicant's Legal Interest in Property: _____

LOCATION OF PROPERTY:

Street Address: _____

Nearest Cross Streets: _____

Sidwell Number: _____

PROPERTY DESCRIPTION:

If all or part is a recorded plat, provide lot numbers and subdivision name. If all or part is a condominium, provide unit numbers and condominium name. If all or part of the property is not part of a recorded plat (i.e., "acreage parcel"), provide metes and bounds description. Attach separate sheets, if necessary.

Property Size (Square Feet): _____ (Acres): _____

EXISTING ZONING (please check):

- | | |
|--|--|
| <input type="checkbox"/> R-1.0 Residential – Agricultural District | <input type="checkbox"/> B-2 Community Business District |
| <input type="checkbox"/> R-0.5 Single Family Residential District | <input type="checkbox"/> B-3 General Business District |
| <input type="checkbox"/> R-0.3 Single Family Residential District | <input type="checkbox"/> NH New Hudson Business District |
| <input type="checkbox"/> RM-1 Suburban Township District | <input type="checkbox"/> Core |
| <input type="checkbox"/> RM-2 Multiple Family Residential District | <input type="checkbox"/> Edge |
| <input type="checkbox"/> MHP Mobile Home Park District | <input type="checkbox"/> Neighborhood |
| <input type="checkbox"/> PD Planned Development District | <input type="checkbox"/> I-1 Light Industrial District |
| <input type="checkbox"/> MU Mixed Use District | <input type="checkbox"/> I-2 General Industrial District |
| <input type="checkbox"/> CJ Consent Judgment | <input type="checkbox"/> RO Research Office |
| <input type="checkbox"/> P-1 Vehicular Parking District | <input type="checkbox"/> O-1 Office District |

Present Use of Property: _____

Proposed Use of Property: _____

PLEASE COMPLETE THE FOLLOWING CHART:

Type of Development	Number of Units	Gross Floor Area	Number of Employees on Largest Shift
Detached Single Family			
Attached Residential			
Office			
Commercial			
Industrial			
Other			

ATTACH THE FOLLOWING:

1. Six (6) individually folded copies of the site plans, sealed by a registered architect, engineer, landscape architect, or community planner. If copies are submitted

simultaneously for site plan review, then submittal of 6 additional sets of prints is not necessary.

2. A PDF file of the site plan.
3. Proof of property ownership (title insurance policy or registered deed with County stamp).
4. A brief written description of the proposed use.

PLEASE NOTE: The applicant or a designated representative **MUST BE PRESENT** at all scheduled meetings, or the special use review may be tabled due to lack of representation.

APPLICANT'S ENDORSEMENT:

All information contained herein is true and accurate to the best of my knowledge. I acknowledge that the Planning Commission will not review my application unless all information in this application and the Zoning Ordinance has been submitted. I further acknowledge that the Township and its employees shall not be held liable for any claims that may arise as a result of acceptance, processing, or approval of this application.

Additionally, I hereby authorize the employees and representatives of Lyon Township to enter upon and conduct an inspection and investigation of the above-referenced property.

Signature of Applicant

Date

Applicant Name (Print)

Signature of Applicant

Date

Applicant Name (Print)

Signature of Property Owner Authorizing this Application

Date

Property Owner Name (Print)

TO BE COMPLETED BY THE TOWNSHIP

Case #: _____

Date Submitted: _____

Fee Paid: _____

Received By: _____

**ACKNOWLEDGEMENT AND SUPPLEMENT TO SPECIAL LAND USE APPLICATION
FOR SPECULATIVE BUILDINGS; HOLD HARMLESS**

You are making application for special land use approval for a Speculative (Spec) Building. In doing so, you are acknowledging and agreeing to the following:

1. You acknowledge that the Township will be performing only an initial review of the application for special land use approval as the Township's review is limited as no user of the Spec Building has been identified.
2. You acknowledge that prior to any occupancy of the Spec Building, the user of the Spec Building will be required to apply for and obtain special land use approval for the specific use proposed in the wellhead protection district.
3. You acknowledge that when the user of the Spec Building applies for special land use approval for the specific use proposed in the wellhead protection district, the Township may impose additional conditions or requirements in connection with approval of the special land use.
4. You acknowledge that the additional conditions or requirements in connection with the approval of the special land use for the user may include requirements to modify the previously-approved site plan, including but not limited to modifications to the building, parking, loading or landscaping installed during the initial construction of the Spec Building.
5. You acknowledge that there are no vested rights in the original approval to occupy the Spec Building without the actual user later obtaining special land use approval.
6. You certify that you will advise any future user of the requirement to obtain special land use approval in any sale or lease of the Spec Building.
7. You agree to indemnify the Charter Township of Lyon, its officials, employees, consultants and attorneys, from any and all claims, demands, actions, causes of action, damages, or rights of whatever nature in law, equity or otherwise, which arise by virtue of any requirement related in any way to the user obtaining special land use approval.

Applicant's Signature

Date