



Village of
Lake Isabella

1010 Clubhouse Drive
Lake Isabella, MI, 48893
989-644-8654
office@lakeisabellami.org
www.lakeisabellami.org

Special Land Use Application

Special Land Uses are those uses which require individual review and restriction in order to ensure compatibility with the land use of the surrounding area. Application for Special Land Use Permits shall be submitted to the Zoning Administrator and shall be accompanied by a Site Plan.

The following questions need to be answered in order to establish compliance with the general requirements for all the Special Land Use Permit:

1. Is the special use allowed within the district that the property is located in?
2. Does the special use comply with the Master Plan of the Village?
3. Will the proposed special use be detrimental to adjacent properties or uses?
4. Will there be any hazard to adjacent properties, persons, and/or uses generated by the special use that would be detrimental to the health, safety, or welfare of persons, property or uses nearby due to any noise, traffic, smoke, fumes, odors, glare or other nuisances?
5. Does the special use have appropriate and adequate waste handling systems?
6. Does the septic permit granted by the Central Michigan District Health Department satisfy the special land use?
7. Will the special use be conducted before 8:00 AM, after 8:00 PM, and/or on Sundays? If so, why?

In addition to the general requirements for Special Land Use Permits, there are design standards specific to the type of the special use that must also be met. Signs for the location cannot be approved with this permit; a separate Sign Application must be submitted.

Upon the submission of a properly completed application, a date will be set for a Public Hearing on the Application before the Planning Commission. Notice shall be placed in a newspaper of general circulation in the Village, and the Village will also mail the notice to all properties within 300 feet of the application. Applications must be submitted at least 21 days in advance of the regularly scheduled Planning Commission meeting. Following the Public Hearing the Planning may deny the request, recommend approval, or recommend approval with restrictions to the Village Council. The Village Council will review the application and recommendation at the first regular meeting following the Planning Commission recommendation. Final approval of all Special Land Use Permits is granted by the Village Council.

Periodic inspections may be done by the Zoning Administrator to ensure that the provisions of the permit are in compliance.



SPECIAL LAND USE APPLICATION

Village of Lake Isabella Zoning Administrator
 1010 Clubhouse Drive
 Lake Isabella, MI, 48893
 989-644-8654(Phn) 989-644-3327 (fax)
 office@lakeisabellami.org

Permit # _____

Date: _____

Fee Paid: _____

Applicant	SPECIAL LAND USE
NAME:	BUSINESS NAME:
MAILING ADDRESS:	
	MAILING ADDRESS
PHONE:	Signature:

The Applicant does hereby request a permit for the purpose indicated:

Township: _____ **Plat:** _____ **Lot(s):** _____

TAX ID #: _____ **Zoning District:** _____

Parcel/Lot Size (Dimensions & Total Square Footage): _____

Legal Description of Property: _____

Purpose:

- Home Occupation
 Business/Commercial
 Other

Reason for Special Land Use: _____



Village of
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SPECIAL LAND USE SITE PLAN

Overhead Diagram	Items to Include
	North Arrow
	All Property Lines (Distances in Feet)
	Existing and Proposed Streets, Driveways, Fences, and Walkways
	Setbacks from edges of structure to the nearest property lines.
	Distances to all existing buildings on site, and location of well and septic field.
	Square footage of all existing and proposed buildings on site
	Labeled Floor plan showing habitable square footage of any structure used in the Special Lane Use.

A copy of your sanitation permit is required for approval. (PLEASE ATTACH COPY)

Permit #: _____ Date: _____

Depending on the nature of the application an on site review may be needed by Village Officials. Do you agree to allow Village Officials to visit your location during normal business hours, or at agreed upon times to review the site?

Circle One: YES NO YES – Please Arrange Times in Advance

Signature of Applicant & Date: _____

Special Land Use Application General Questions

1. Is the special use allowed within the district that the property is located in?

2. Does the special use comply with the Master Plan of the Village?

3. Will the proposed special use be detrimental to adjacent properties or uses?

4. Will there be any hazard to adjacent properties, persons, and/or uses generated by the special use that would be detrimental to the health, safety, or welfare of persons, property or uses nearby due to any noise, traffic, smoke, fumes, odors, glare or other nuisances?

5. Does the special use have appropriate and adequate waste handling systems?

6. Does the septic permit granted by the Central Michigan District Health Department satisfy the special land use?

7. Will the special use be conducted before 8:00 AM, after 8:00 PM, and/or on Sundays? If so, why?

----- OFFICE USE ONLY BELOW THIS LINE -----

Planning Commission Public Hearing Date: _____

◆ Public Hearing Notice Mailed to All Owners within 300 feet on: _____

◆ Public Hearing Notice Published on: _____

(Above notices must be provided for at least 15 days in advance of the Public Hearing)

Planning Commission Conditions Required For Approval: _____

Approved by:

Zoning Administrator: _____ Date: _____

Timothy R. Wolff

Village Clerk: _____ Date: _____

Jeffrey P. Grey