

City of Perry

203 W. Polly St.
Perry, MI 48872



www.perry.mi.us

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SITE PLAN REVIEW APPLICATION

*** To be Completed by City ***

Date Submitted: _____	() Approved	() Denied
Site Address or Project Location: _____		
Phone: _____	E-Mail: _____	
Application Fee: \$250.00 (Non-Refundable) ()	Date Paid: _____	
Resubmittal Fee: \$100.00 (Non-Refundable) ()	Date Paid: _____	
Received By: _____		City Clerk
Expected Time for Review Process (Estimated): _____		Zoning Administrator

1. Contact Information

Applicant Name _____

Property Owner (if different than applicant) _____

Address _____

City/State/Zip _____

Phone _____

Email _____

2. Property Information

Property Street Address _____

Permanent Parcel Number _____

Zoning District _____

Area _____ Width _____ Depth _____

Zoning District of Adjacent Properties to the:

North _____ South _____ East _____ West _____

3. Project Information

Current Use(s): _____ Proposed Use(s): _____

- New Construction
- Change of Use
- Addition to existing structure
- Additional use

Type of Development (check all that apply):

- Site Condominium
- Attached Residential
- Commercial
- Office
- Industrial

Check the appropriate use and fill in the related blank:

Number of units _____
Number of units _____
Gross floor area _____
Gross floor area _____
Gross floor area _____

4. Supplemental Reviews and Applications

- | | | |
|---|------------------------------|-----------------------------|
| Does this project involve a Special Land Use? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Will this project require a Variance? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Does this property fall within the Natural Features Overlay District? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

NOTE: If responding 'Yes' to any of the above, Site Plan Review may be suspended until any required supplemental applications are completed and submitted. All applications can be found online or at the City Clerk's office.

5. Application Procedure

The completed Concept and Final Site Plan, with all elements to be turned in to the City Clerk to commence the review process, shall include all of the following information:

- Completed Plan. A completed concept or final site plan including all elements as specified in Chapter 14, [Table 14.03](#), of the City of Perry Zoning Ordinance.
- Submission Checklist. Confirmation that all submission requirements have been met, see following page.
- Project Narrative. A narrative describing the project elements and improvements as specified in Chapter 14, [Table 14.03](#), of the City of Perry Zoning Ordinance.
- Application Form and Fees. A completed application form and application fee are required with the initial submittal. As established in Section 14.04 of the Zoning Ordinance, the Site Plan Review Fee can be found in the City of Perry Fee Schedule.
- Proof of Ownership. Current proof of ownership of the land to be utilized or evidence of a contractual ability to acquire such land is required.
- Copies. At the time of initial submittal ten (10) folded or rolled copies of plans that comply with the above criteria to the City Clerk twenty-one (21) days prior to the Planning Commission meeting. At the time of final submittal, fifteen (15) sets of 11" x 17" plans are required.
- Supplemental Applications. If applicable.

Site Plan Submission Requirements

All preliminary and final site plans shall include the following:

1. A general location sketch showing at a minimum, properties, streets, and use of land within 1/2 mile of the area.
2. Legal description of the subject property.
3. North arrow and plan scale.
4. Name and address of the property owner or petitioner and ownership interest.
5. Name, address, and seal of the person and/or firm who drafted the plan and the date on which the plan was prepared.
6. Existing zoning and use of all properties abutting the subject property.
7. All buildings, parking, easements, and driveways within 100 feet of all property lines.
8. Existing and proposed uses, buildings, and structures.
9. Property lines and dimensions.
10. Existing adjacent streets and proposed streets.
11. Parking lots and access points.
12. General location of utilities, storm water management features, septic systems and wells.
13. Location of proposed buffer strips or screening.
14. General topographical features at contour intervals no greater than 5 feet.
15. Significant natural features; and other natural characteristics, including but not limited to open space, wetlands, stands of trees, landmark trees, brooks, ponds, floodplains, hills, slopes of over 15%, and similar natural assets or hazards.
16. Narrative providing written text describing in general terms:
 - a) The overall objectives of the proposed development.
 - b) Size (in acres) of the subject property and approximate number of acres allocated to each proposed use and gross area in building, structures, parking, streets and drives, and open space.
 - c) Dwelling unit densities by type, if applicable.
 - d) Proposed method of providing sewer and water service, as well as other public and private utilities.
 - e) Anticipated grading and filling and proposed method of storm water management.

All final site plans shall additionally include the following:

17. Property lines for each site condo unit or lot shown and dimensioned.
18. Buildable area for proposed structures (i.e. setbacks and yards shown) on the subject property for each lot or site condominium unit.
19. Specifications for and location of existing and proposed utilities.
20. All existing and proposed drives (including dimensions and radii), acceleration/deceleration lanes serving the site and cross-sections of internal roads serving the development.
21. Location and specifications for curbing, parking areas (including the dimensions of a typical parking space and the total number of parking spaces to be provided), fire lanes, and unloading areas.
22. Location and size of all surface water drainage facilities including storm event data.
23. All existing vegetation noted to be protected and a detailed landscaping plan including data on species, number and size of plant materials to be used.
24. Location of profiles of all proposed fencing and walls.
25. Location of all solid waste disposal facilities, including recycling, and screening.
26. Location and specifications for existing or proposed outside, above or below ground storage facilities for hazardous materials.
27. Dedicated open space, marked, described and a recordable form to protect such lands in perpetuity.
28. Exterior lighting showing area of illumination (via a photometric chart) and indicating the type and height of fixture to be used.
29. Any signs not attached to the building(s).
30. Elevation drawings of proposed buildings.
31. Location and specifications for trails and sidewalks.
32. Development agreement (as appropriate).
33. Easement descriptions and dedications.
34. Approved road names (as appropriate).
35. Detailed landscape plan, including method of protecting existing vegetation, species, listing, and sizes for new landscaping materials, profile of proposed buffer strips, screening, fence design, and timing of landscaping improvements.

6. Affidavit

I hereby certify that all work performed under this permit for which the application is made will conform with the Zoning Ordinances of the City of Perry, Shiawassee County Zoning Ordinances, and the laws of the State of Michigan. By signing below, the applicant confirms that all site plan requirements as set forth on the previous page have been met.

I, _____ (applicant), do hereby swear that the information given herein is true and correct.

Signature of Applicant

Date

I, _____ (property owner), hereby give permission for the City of Perry officials, staff, and consultants to go on the property for which the above referenced site plan is proposed for purposes of verifying information provided on the submitted application.

Signature of Property Owner

Date

Fees (Non-Refundable)

Note: Additional Fees may be Applicable for Services rendered during the Review Process

<input type="checkbox"/> Engineer Review	\$	<input type="checkbox"/> N/A	<input type="checkbox"/> Special Land Use	\$	<input type="checkbox"/> N/A
<input type="checkbox"/> Public Works Review	\$	<input type="checkbox"/> N/A	<input type="checkbox"/> Variance	\$	<input type="checkbox"/> N/A
<input type="checkbox"/> Attorney Consultation	\$	<input type="checkbox"/> N/A	<input type="checkbox"/> Escrow	\$	<input type="checkbox"/> N/A
<input type="checkbox"/> Fire Department	\$	<input type="checkbox"/> N/A	<input type="checkbox"/> Additional Resources/Fees:	\$	<input type="checkbox"/> N/A
<input type="checkbox"/> Building Inspector	\$	<input type="checkbox"/> N/A			
			Total Fees	\$	<input type="checkbox"/> N/A

*** To be Completed by City ***

Reviewed By: _____ Zoning Administrator Date: _____

Comments: See Attached

Planning Commission Meetings: _____

Planning Commission Approval:

Planning Commission Denial: See Attached

Approved with Specified Conditions: See Attached

Deadline: _____

Approved with Specified Exceptions: See Attached

Deadline: _____

