

SPECIAL LAND USE APPLICATION

City of Imlay City
150 North Main Street
Imlay City, MI 48444
(810) 724-2135 Fax (810) 724-1861

**THIS APPLICATION SHALL BE FILED BY THE
LEGAL OWNER OF THE PROPERTY**

SUBMITTAL DATE	PLANNING COMMISSION MEETING DATES
December 28, 2022	January 24, 2023
January 25, 2023	February 28, 2023
March 01, 2023	March 28, 2023
March 29, 2023	April 25, 2023
April 26, 2023	May 23, 2023
May 24, 2023	June 27, 2023
June 28, 2023	July 25, 2023
July 26, 2023	August 22, 2023
August 23, 2023	September 26, 2023
September 27, 2023	October 24, 2023
October 25, 2023	November 28, 2023
NO Meeting in December	NO Meeting in December
December 27, 2023	January 23, 2024

The Planning Commission meets on the 4th Tuesday of each month. All meetings begin at 6:00 P.M. unless otherwise noted, and are held at Imlay City Hall, 150 North Main Street.

Applications will be accepted for Planning Commission review until 4:30 P.M. on the submittal deadline date. Incomplete applications will be refused.

Fee Schedule

1. Site Plan Review (All Acreage Figures Are Rounded Up)

Multi-Family	\$405 plus \$4.00 per unit
Cluster Housing Development	\$440 plus \$7.00 per unit
Commercial, Office Service Dev.	\$520 plus \$45.00 per acre or fraction thereof
Mobile Home Park	\$520 plus \$4.00 per mobile home
Industrial Development	\$470 plus \$45.00 per acre or fraction thereof
Institutional & Public/Semi Dev.	\$430 plus \$45.00 per acre or fraction thereof
Sign Review (if separate from site plan)	\$250.00

The above fees are for all applications requiring site plan approval, an additional application is required if any of the above uses require Special or Conditional Land Use reviews and/or approval at a cost of \$415.00. The application fee shall be the higher of the two application fees.

Engineering, Planning or Legal Fees will be charged on an hourly basis beyond applicant fees.

A Deposit of \$10,000 may also be required before plans will be reviewed for these services.

2. Rezoning	\$450 plus \$5.00 per acre or fraction thereof
3. Variances	\$275 per variance
4. Subdivision Review (Plat Review)	
a.) Preliminary Plat Review	\$390.00 plus \$4.00 per lot
for Tentative Approval for Final Approval	\$285.00 plus \$2.00 per lot
5. Condominium Review	
a.) Preliminary Review	\$390.00 plus \$4.00 per lot
b.) Final Approval Review	\$285.00 plus \$2.00 per lot

Note: An additional fee of \$165.00 shall be charged for each review, which includes land development under the Michigan Condominium Act as amended for master deed review.

6. Special Meetings Fee	\$100.00 (The Board must agree to meet at that time or the fee will be refunded.)
7. Lot Splits Review	\$200.00 plus \$25.0 per resulting lot

Revised July 2014

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NOTICE TO APPLICANT:

SPECIAL LAND USE APPLICATION MUST BE FILED AT LEAST 30 DAYS BEFORE
THE SCHEDULED MEETING DATE

TO THE PLANNING COMMISSION:

I, (We), the undersigned, do hereby respectfully submit this application on
_____, 20 () and request of the Planning Commission consideration for special land
use conditions. In support of this application the following fact are submitted:

1. Property Address: _____
 Property Legal Description and Location: _____

 Parcel Property ID#: _____
 Zoning District: _____
 Lot Size: _____ Acres: _____

2. The property considered for Special Land Use is owned by:
 Name: _____
 Address: _____

 Email: _____

3. Detailed description of proposed business: _____

 Number of Employees: _____ Number of Stations: _____
 Business Hours: _____
 Number of Entryways to Business: _____
 Parking accommodations and locations: _____

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4. It is proposed that the following building(s) will be constructed:

5. We have attached a statement indicating why, in our opinion, the change requested is necessary for the preservation and enjoyment of substantial property rights, and why such change will not have a negative impact or be detrimental to the public welfare, nor the property of other persons located in the vicinity.

6. Attached is (1) print of the plot plan showing the lot or parcel in question, and the intended layout that are to be part of this petition and are drawn to scale.

Also, included is a rough floor plan of the proposed operation.

SIGNATURE OF APPLICANT(S): _____

PRINTED NAME(S): _____

ADDRESS: _____

CITY, STATE, AND ZIP: _____

TELEPHONE: _____

FAX: _____

Email: _____

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ACTION TAKEN BY THE PLANNING COMMISSION

1. Date of Planning Commission meeting: _____

2. Findings of Planning Commission: _____

3. Recommended Special Condition: _____

