



CITY OF BRIGHTON
Community Development/Planning Department

Date	
Check #	
Amount	
Site Plan #	

SPECIAL LAND USE APPLICATION

Project Address: _____

Petitioner: _____

Petitioner Address: _____

General Information:

Property Address: _____

Parcel(s) tax ID number(s): _____

Lot Dimensions: N _____, E _____, S _____, W _____

Net Acreage of site: _____

Current Site Zoning: _____

Adjacent Zoning of Surrounding Properties:

N _____, E _____,

S _____, W _____.

Proposed Use:

Special Land Use Standards:

Sec. 98-126. - Intent.

Special land uses are uses of land or buildings which may be appropriately permitted in specific locations within a district if special measures are taken to mitigate aspects of the use which could create incompatibilities between the special land use and uses generally permitted throughout the district. This article authorizes establishment of certain special land uses in particular districts when compliance is found with specified standards.



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Sec. 98-127. - Standards.

A special land use must meet general standards which involve judgment and leave room for interpretation. In general, special land uses are of larger scale or intensity with a potential impact which goes beyond the subject site and abutting uses. All special land uses shall meet the following minimum standards:

- (1) The proposed use and its parking must be consistent with the spirit and intent of this article.
- (2) The proposed use and its parking must be compatible with adjacent uses of land, the natural environment and the capabilities of affected public services and facilities.
- (3) The proposed use and its parking must be consistent with the public health, safety and welfare of the community.
- (4) The proposed use and its parking shall be in conformance with the objectives and specific elements of the current adopted comprehensive plan of the city and with any special studies adopted as amendments thereto.
- (5) The proposed use and its parking must be compatible in size, location and character, viewed within the context of surrounding land uses and land use planning for such area, the proposed use and its parking shall not be incompatible nor inharmonious, as determined by the application of generally accepted planning standards and/or principles, with (1) the surrounding uses; (2) the orderly development of the surrounding neighborhood and/or vicinity; and/or future uses reasonably anticipated in the area.
- (6) The proposed use and its parking shall be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved, taking into consideration vehicular turning movements in relation to routes of traffic flow, proximity and relationship to intersections, adequacy of sight distances, location and access of off-street parking and provisions for pedestrian traffic, with particular attention to minimizing child-vehicle interfacing.
- (7) The proposed use and its parking shall not unreasonably impact upon surrounding property in terms of noise, dust, fumes, smoke, air, water, odor, light and/or vibration, and shall not unreasonably impact upon a person perceiving the operation in terms of aesthetics. Where such concerns can be remedied by way of design, construction and/or use, the proposed use and its parking shall be designed, constructed and used so as to eliminate the effects of the use which would otherwise substantiate denial thereof, taking into consideration the location, size, intensity, layout and periods of operation of such use and its parking.
- (8) The proposed use and its parking shall be such that the proposed location and height of buildings or structures and location, nature and height of walls, fences and landscaping will not interfere with or discourage the appropriate development and use of adjacent land buildings or unreasonably affect their value.
- (9) The proposed use and its parking shall relate harmoniously with the physical and economic aspects of adjacent land uses as regards prevailing shopping habits, convenience of access by prospective patrons, continuity of development, and need for particular services and facilities in specific areas of the city.
- (10) The proposed use and its parking shall not cause substantial injury to the value of other property in the neighborhood in which it is to be located and will not be detrimental to existing and/or other permitted land uses in the zoning district and/or the present and/or intended character of the area.
- (11) The proposed use and its parking shall not result in an impairment, pollution and/or destruction of the air, water, natural resources and/or public trust therein.
- (12) The proposed use and its parking shall not unreasonable burden the capacity of public services and/or facilities.
- (13) The proposed use and its parking is consistent with the city's growth management plan/master plan.
- (14) The proposed use and its parking will have adequate service by public services and facilities, and shall not unduly burden public sewers and facilities.



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Describe how the proposed use is consistent with the spirit and intent of the Special Land Use Regulations:

Describe how the proposed use is compatible with adjacent uses of land, the natural environment, and the capabilities of affected public services and facilities:

Describe how the proposed use is consistent with the public health, safety and welfare of the community:

Describe how the proposed use is in conformance with the objectives and specific elements of the current adopted City of Brighton Master Plan and any special studies adopted by the City:



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Instructions:

A. Initial Submittal and Review Meeting:

1. Submit the completed, original special land use application, ten (10) signed and sealed sets of full size (24" x 36") drawings and applicable fees. All submittal documents must be submitted no later than 12:00 noon on the deadline date (see last page of application)
to: Brighton City Hall
200 N. First Street
Brighton, Michigan 48116
2. Review fees, property delinquencies and penalties shall be paid at the time the special land use application and documents are submitted. * Initial review fees are the minimum fees required. Additional fees may be incurred. *
3. The meeting at which the Planning Commission will consider the special land use application, drawings and other submittals will be determined when the special land use application is deemed complete. A meeting schedule is included on the last page of this packet. Any special land use application submitted after the monthly deadline will not be considered for that month's agenda.
4. The information required on the special land use application and drawings is the **minimum amount of information** that generally applies to all special land use applications. Additional project specific information may also be required. Failure to submit information and materials will delay consideration of the special land use application until such time they are submitted and found to be in acceptable form.
5. Generally one (1) week after the special land use application submittal deadline, a review meeting will be scheduled to consider staff and consultant input. It will be determined by staff at this meeting whether the applicant will have an additional review meeting with staff and consultants. Additional meetings will be assessed applicable fees indicated on the planning and engineering fee schedules.

Procedure:

The special land use application and drawings will be reviewed by various entities including, but not limited to, City Staff, the Brighton Area Fire Authority and the City Engineers for compliance with City Codes and other applicable codes. The applicant will be informed which Planning Commission meeting the special land use application will be considered.

The Planning Commission will hold a public hearing on the completed special land use application. The Planning Commission will submit to the City Council a summary of the comments received at the public hearing, its findings of fact in terms of the application of the standards of the Special Land



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Use Regulations, its recommendations and any proposed conditions together with the application and documents.

The City Council shall act upon the proposed special land use permit after receipt of all the materials described above. The City Council may conduct another public hearing, preceded by public notice. The City Council may require reasonable conditions.

Property Delinquencies:

City Charter provisions prohibit the review of any petition for rezoning, special land use, site plan review, building permits or extension of water and sewer service to properties which are in default to the City. This includes, but is not limited to, tax delinquencies, special assessment delinquencies and water and wastewater payment delinquencies.



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Warranty of Petitioner (MUST BE COMPLETED BY PETITIONER):

The special land use application submitted contains the minimum amount of information required by the City. I understand that the special land use application will not be considered by the Planning Commission until such time that the plan contains at least the minimum amount of information required by the City.

I understand that if the Planning Commission and City Council approve the proposed special land use application that I am bound to construct/manage the project in strict compliance with the approved application/plan. The attached special land use application represents my intentions to develop the proposed project.

I (we) the undersigned, hereby make application for special land use approval for the following described property:

Property Address: _____

Parcel(s) tax ID number(s): _____

I warrant to the City that neither I (we) or the subject property are in default to the City and that if a search of City records indicates a default of any kind, that the deficiency will be resolved prior to the Planning Commission's consideration of the special land use application.

Signature of Owner(s)

Signature of Petitioner(s)

Print Name of Owner(s)

Print Name of Petitioner(s)

Date: _____

Date: _____

Address: _____

Address: _____

Phone: _____

Phone: _____

Cell: _____

Cell: _____

Fax: _____

Fax: _____

Email: _____

Email: _____

**REVISED
CITY OF BRIGHTON
OPEN MEETINGS ACT
PUBLIC NOTICE OF MEETINGS-2012**

The City of Brighton and all City Boards and Commissions utilize the office of the City Clerk located in the Brighton City Hall, 200 N. First Street, Brighton, MI 48116, as their principal office and they hold all of their regular meetings in the City Council Chambers within the Municipal Building unless otherwise noticed. They utilize (810) 227-1911 as their official telephone number. ***Regular meeting date has been changed due to Holiday and/or request of the board/commission.** Those public bodies having regularly scheduled meetings have established the following dates, time, and places:

CITY COUNCIL MEETING

**First and Third Thursday of each month
Blue Sky Session at 7:00 P.M.
Regular Session at 7:30 P.M.**

January 5 & 19	July 5 & 19
February 2 & 16	August 2 & 16
March 1&15	September 6 & 20
April 5 & 19	October 4 & 18
May 3 & 17	November 1 & 15
June 7 & 21	December 6 & 20

PLANNING COMMISSION

**Third Monday of each month
Review Session at 7:00 P.M.
Regular Session 7:30 P.M.**

<u>Meeting Date</u>	<u>Deadline for Submittal</u>
January 23, 2012- per 11/21 PC approval	December 23, 2011
February 27, 2012- per 11/21 PC approval	January 27, 2012
March 19, 2012	February 17, 2012
April 16, 2012	March 16, 2012
May 21, 2012	April 20, 2012
June 18, 2012	May 18, 2012.
July 16, 2012	June 15, 2012
August 20, 2012	July 20, 2012
September 17, 2012	August 17, 2012
October 15, 2012	September 14, 2012
November 19, 2012	October 19, 2012
December 17, 2012	November 16, 2012

ZONING BOARD OF APPEALS

**Second Thursday of each month
Regular Session at 7:30 P.M.**

<u>Meeting Date</u>	<u>Deadline for Submittal</u>
January 12, 2012	December 12, 2011
February 9, 2012	January 9, 2012
March 8, 2012	February 6, 2012
April 12, 2012	March 12, 2012
May 10, 2012	April 9, 2012
June 14, 2012	May 14, 2012
July 12, 2012	June 11, 2012
August 9, 2012	July 9, 2012
September 13, 2012	August 13, 2012
October 11, 2012	September 10, 2012
November 8, 2012	October 8, 2012
December 13, 2012	November 12, 2012

PRINCIPLE SHOPPING DISTRICT

**First *Tuesday of each month at 7:30 a.m.
(*unless otherwise noted)**

<u>Meeting Date</u>	<u>Meeting Date</u>
January 3, 2012 (Tuesday)	July 10, 2012 (Tuesday)*
February 7, 2012 (Tuesday)	August 8, 2012 (Wednesday)**
March 6, 2012 (Tuesday)	September 4, 2012 (Tuesday)
April 3, 2012 (Tuesday)	October 2, 2012 (Tuesday)
May 1, 2012 (Tuesday)	November 7, 2012 (Wednesday)**
June 5, 2012 (Tuesday)	December 4, 2012 (Tuesday)