

SPECIAL USE PERMIT - STANDARDS

SUP 20-5

Name: Meridian Brick

3820 Serr Road

Site Plan Date: 11-3-20

APPLICATION COMPLETE

- X A completed and signed copy of the Special Use Permit application
Fourteen copies of a completed site plan
- X Application fee

STANDARDS FOR APPROVAL OF SPECIAL USE PERMITS				
STANDARDS		Does Site Meet Requirements?		
		Yes	No	N/A
1.) The Special Use Permit shall be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area.				
COMMENTS/FINDINGS OF FACT:				
Applicants Comments:	Zoning Administrators Comments: <i>The mining operation as proposed appears to address off site impacts with fencing, large setbacks, and earthen berms where adjacent to agriculturally zoned parcels.</i>	Planning Commission Comments:		
2.) The Special Use Permit shall not inappropriately change the essential character of the surrounding area.				
COMMENTS/FINDINGS OF FACT:				
Applicants Comments:	Zoning Administrators Comments: <i>The site is already an approved mining operation, the applicant is seeking to expand into an adjacent parcel. The character of the surrounding area will remain unchanged. However the reclamation of the current pit on the north side of Serr Road should be verified.</i>	Planning Commission Comments:		
3.) The Special Use Permit shall not be hazardous to adjacent property or involve uses, activities, materials, or equipment which will be detrimental to the health, safety, or welfare of persons or property through the excessive production of traffic noise, smoke, odor, fumes, or glare.				
COMMENTS/FINDINGS OF FACT:				

STANDARDS FOR APPROVAL OF SPECIAL USE PERMITS

STANDARDS		Does Site Meet Requirements?		
		Yes	No	N/A
Applicants Comments:	Zoning Administrators Comments: <i>The plans as proposed appear to mitigate hazards on adjacent property with nuisance abatement measures including berms, setbacks, fencing, and treated interior haul roads.</i>	Planning Commission Comments:		
4.) The Special Use Permit shall be adequately served by essential public facilities and services, or it shall be demonstrated that the person responsible for the proposed Special Use Permit shall be able to continually provide adequately for the services and facilities deemed essential to the Special Use Permit under consideration.				
COMMENTS/FINDINGS OF FACT:				
Applicants Comments:	Zoning Administrators Comments: <i>It does not appear that the expanded mining operation will require additional utilities. Access to the proposed site is providing by the existing drive.</i>	Planning Commission Comments:		
5.) The Special Use Permit shall not place demands on public services and facilities in excess of current capacity.				
COMMENTS/FINDINGS OF FACT:				
Applicants Comments:	Zoning Administrators Comments: <i>It does not appear that the expanded mining operation will require additional utilities. The expanded mining operation will generate additional truck traffic and potentially additional employee traffic but more information from the applicant is needed to determine this.</i>	Planning Commission Comments:		
6.) The Special Use Permit shall be consistent with the intent and purpose of this Ordinance and the objectives of the Caledonia Township Land Use Plan.				
COMMENTS/FINDINGS OF FACT:				

STANDARDS FOR APPROVAL OF SPECIAL USE PERMITS					
STANDARDS			Does Site Meet Requirements?		
			Yes	No	N/A
Applicants Comments:	Zoning Administrators Comments: <i>The proposed expansion of an existing mining operation is consistent with the land use plan and complies with the intent and purpose of the zoning ordinance and Article 15 Surface Mining.</i>	Planning Commission Comments:			
7.) For Special Use Permits in the A-1 district, approval of a permit shall be further determined on the basis of the proposed land uses effect on a loss of prime agricultural land.					
COMMENTS/FINDINGS OF FACT:					
Applicants Comments:	Zoning Administrators Comments: <i>Subject parcel is not zoned A-1.</i>	Planning Commission Comments:			

Other Site Information:

The existing mining operation contains several structures. It is unclear from the site plans to what extent the existing site will be utilized for material storage, parking, and loading.

Sample motion to approve:

I make a motion to approve the requested Special Use Permit based on the following findings of fact:

- *The mining operation as proposed appears to address off site impacts with fencing, large setbacks, and earthen berms where adjacent to agriculturally zoned parcels.*
- *The site is already an approved mining operation, the applicant is seeking to expand into an adjacent parcel. The character of the surrounding area will remain unchanged.*
- *The plans as proposed appear to mitigate hazards on adjacent property with nuisance abatement measures including berms, setbacks, fencing, and treated interior haul roads.*
- *It does not appear that the expanded mining operation will require additional utilities. Access to the proposed site is providing by the existing drive.*
- *It does not appear that the expanded mining operation will require additional utilities. The expanded mining operation will generate additional truck traffic and potentially additional employee traffic but more information from the applicant is needed to determine this.*
- *The proposed expansion of an existing mining operation is consistent with the land use plan and complies with the intent and purpose of the zoning ordinance and Article 15 Surface Mining.*

Further, in order to ensure compliance with these standards, the following conditions are part of my motion to approve:

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Sample motion to disapprove:

I make a motion to deny the requested Special Use Permit based on the following findings of fact:

- It does not comply with _____ based on
- It does not comply with _____ based on

Sample motion to postpone:

I make a motion to postpone the approval of the Special Use Permit until the next regular meeting to provide the applicant the opportunity to provide the following information.

- Information on _____ to verify compliance with _____
- Information on _____ to verify compliance with _____