

**Vienna Charter Twp
Special Land Use Checklist
Great Lakes Region Disposal, 6401 W Vienna Rd
Site Plan Date 9/30/22**

General Standards for Approval of Special Land Use (Section 2205.4)					
Standards			Does Site Meet Requirements		
			Yes	No	N/A
a. The establishment, maintenance or operation of the special land use will not be detrimental to or endanger the public health, safety or general welfare or the natural environment;					
COMMENTS/FINDINGS OF FACT: <ul style="list-style-type: none"> Unclear grading plan and storm management plan, see engineer notes. Unclear location and dimensions of loading and unloading area. Unclear how exterior lighting will be handled on the subject parcel. 					
Applicants Comments: N/A.	Planning Consultant Comments: <i>Upon clarification of maneuverability around the site for loading, drainage, and lighting with safety it would appear to maintain public health, safety, and welfare.</i>	Planning Commission Comments:			
b. The special land use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor shall it substantially diminish or impair property values within the neighborhood;					
COMMENTS/FINDINGS OF FACT: <ul style="list-style-type: none"> The subject property is currently zoned C-2 General Commercial District. The subject parcel abuts residential districts on all sides (East, South, and West). The C-2 district when abutting a residential district must have a 4.5- to 6-foot-high obscuring wall. The applicant is proposing a 6-foot chain link fence along the perimeter of the proposed outdoor storage area. 					
Applicants Comments: N/A.	Planning Consultant Comments: <i>The Planning Commission shall need to determine if the proposed screening is adequate for the surrounding single-family dwellings.</i>	Planning Commission Comments:			
c. The establishment of the special land use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;					
COMMENTS/FINDINGS OF FACT: <ul style="list-style-type: none"> All surrounding parcels include RSA One Family Residential Districts. Surrounding land uses include single family dwellings. 					
Applicants Comments: N/A.	Planning Consultant Comments: <i>The Planning Commission shall need to determine if the proposed screening is adequate for the surrounding single-family dwellings.</i>	Planning Commission Comments:			

**General Standards for Approval of Special Land Use
(Section 2205.4)**

Standards		Does Site Meet Requirements		
		Yes	No	N/A
d. Adequate utilities, access roads, drainage and necessary facilities have been or are being provided;				
COMMENTS/FINDINGS OF FACT: <ul style="list-style-type: none"> No grading plan or storm management plan was submitted, see engineering comments. 				
Applicants Comments: N/A.	Planning Consultant Comments: <i>Further information is needed to determine compliance with this standard.</i>	Planning Commission Comments:		
e. Adequate measures have been or will be taken to provided ingress or egress so designed as to minimize traffic congestion on the public streets;				
COMMENTS/FINDINGS OF FACT: <ul style="list-style-type: none"> There are no proposed changes to the existing driveway access from Vienna Road to the subject property. 				
Applicants Comments: N/A.	Planning Consultant Comments: <i>There are no proposed changes to the existing driveway access from Vienna Road to the subject property.</i>	Planning Commission Comments:		
f. The special land use shall in all other respects, conform to the applicable regulations of the district in which it is located and to any additional conditions or procedures as specified in this ordinance.				
COMMENTS/FINDINGS OF FACT: <ul style="list-style-type: none"> The proposed addition does not meet the minimum side yard setback requirements thus would be a nonconforming addition. Clarify if this legal nonconforming building can be expanded. The applicant may need to request a variance from the Zoning Board of Appeals or bring the proposed addition into compliance with the minimum side yard setback. 				
Applicants Comments: N/A.	Planning Consultant Comments: <i>The proposed building addition upon clarification of the nonconforming status is needed to verify compliance. The proposed addition will require site plan approval.</i>	Planning Commission Comments:		

Sample Motion to Approve:

I make a motion to approve the requested special land use for outdoor storage located at 6401 W Vienna Road based on meeting all the standards a-f in Section 2205.3 of the zoning ordinance:

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Further, to ensure compliance with these standards, the following conditions are part of my motion to approve: (Sample conditions).

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Sample motion to disapprove:

I make a motion to deny the requested special land use for outdoor storage located at 6401 W Vienna Road based on the following findings of fact:

- It does not comply with _____ because
- It does not comply with _____ because

Sample motion to postpone:

I make a motion to postpone the approval of the special land use located at 6401 W Vienna Road until the next regular meeting to provide the applicant with the opportunity to provide the following information.

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