

Sylvan Township, Washtenaw County, Michigan
 General Application Form

ZP - _____

PC 23-004

ESTABLISHED 1835



Zoning Compliance Certificate

General Application Form

18027 Old US 12 • Chelsea, MI 48118

(734)475-8890 • FAX (734)475-8905

www.sylvan-township.org

Staff Use Only	Property Address: <u>3700 S. MI-52</u>
Fee: <u>\$900⁰⁰ PC</u>	Zoning Permit Number: _____
	Application Date: <u>7/27/2023</u>

1. Record Owner(s):

Name: FCA US LLC
 Mailing Address: 1000 CHRYSLER DR
 City, State, ZIP: AUBURN HILLS, MI 48326
 Phone Number: (800) 334-9200
 Fax Number: _____
 Email Address: _____

2. Authorized Agent(s):

Name: Consumers Energy
 Mailing Address: One Energy Plaza
 City, State, ZIP: Jackson, MI 49201
 Phone Number: _____
 Fax Number: _____
 Email Address: andrew.aldrich@cmsenergy.com

3. Property Address 3700 S MI STATE ROAD 52, Chelsea, MI 48118

4. Zoning District I-ART **5. Tax Identification Number** F06 - 27 - 600 - 002

6. Please check if the project required review by the following: _____ **Planning Commission**

_____ **Zoning Board of Appeals**

7. Project Description:

Consumers Energy would like to replace our existing substation on the Chelsea Proving Grounds property. We plan to build the new substation 25ft to the south of the existing one, then remove the old one once it's built. We would like to start construction in August. Please see attached plans for more details.

8. Proposed Use : Substation is used to provide Chelsea Proving Grounds facility with the proper energy load required for their operations

9. Expiration and Revocation :

A certificate of zoning compliance expires six (6) months after the date of issuance unless a building permit has been issued. If work authorized by the building permit is suspended or abandoned by the end of six (6) months after the date of issuance of the building permit, the Zoning Inspector shall notify the applicant that said certificate has expired. Said certificate may be reinstated upon showing of good cause for suspension or abandonment of the work. The Zoning Inspector may, for reasonable cause, grant (1) or more extensions of time for additional periods not exceeding ninety (90) days each.

**Sylvan Township, Washtenaw County, Michigan
General Application Form**

ZP - _____
PC 23-004

The Zoning Inspector may revoke a certificate of zoning compliance in case of any false statements or misrepresentation of fact in the application or the plans on which the certificate was based.

10. Items Required: (Please check items submitted. Put N/A is the items are not needed)

- A. Zoning Compliance Certificate for the zoning district in which the subject property is located.
- B. Site Plan (3 Copies)
 - Address of the property, scale, date, and north point.
 - Location, shape and dimensions of the lot.
 - Outline and dimensions of all existing and proposed structures, wells, septic tanks and drain fields.
 - Setbacks of all existing and proposed structures to all property lines.
 - A clear description of existing and intended uses of all structures.
 - Lot size and square footage calculations of the existing and proposed buildings.
 - Additional information as required by the zoning inspector for purposes of determining compliance with this chapter.
- C. All Building Permit Plans (3 Copies)
- D. Properties within the LR district require a staked survey. The survey shall be signed and sealed by a land surveyor registered in the state. Properties within the LR district will also require a certificate of footing be submitted to the Zoning Inspector within ten days of the installation of footings or other sub-grade or at-grade improvement.
- E. Additional Information including but not limited to (if necessary)
 - Driveway Permit
 - Sewage Permit
 - Well Permit
 - Other information necessary to determine compliance with the zoning regulations.

11. Certification and Signature of Applicant and/or Owner:

I hereby certify that I have read the Sylvan Township Zoning and Private Road Ordinances and the foregoing statements and attachments are true and correct to the best of my knowledge and belief and I agree to abide by all applicable conditions and ordinances. I agree that Sylvan Township employees and their representatives have the authority to inspect the property listed on this application. Further, I acknowledge that approval of any variance grants only that which was represented to the Zoning Board of Appeals at the Public Hearing. No other plans may be substituted that increase the size, dimensions, lot area coverage, yard setbacks, or ZBA imposed conditions without a rehearing.

_____/_____
Signature of Owner/Date


Signature of Applicant /Date 7.14.23

Industrial- Automotive Research and Testing (I-ART)

ZP- PC 23-004

ESTABLISHED 1835



Zoning Compliance Certificate
Industrial -Automotive Research and Testing (I-ART)

• 18027 Old US 12 Chelsea, MI 48118 • (734)475-8890 • FAX (734)475-8905
 • www.sylvan-township.org

Staff Use Only	Property Address: <u>3700 S.M-52</u>
Fee:	Zoning Permit Number: _____ Application Date: <u>7/27/2023</u>

A. Property Details		Zoning District: <u>I ART</u>			
Allowed		Existing		Proposed	
Lot Area	4 sq. miles	Lot Area	3,442.78 acres	Lot Area	3,442.78 acres
Lot Width	2,000 feet	Lot Width	2.2 miles	Lot Width	2.2 miles
Setbacks *					
Front Yard	50 feet	Front Yard	1200 ft	Front Yard	1200 ft
Minimum Side Yard	20 feet	Minimum Side Yard	175.8 ft	Minimum Side Yard	175.8 ft
Side Yard with Street	50 feet	Side Yard w/ Street	766.8 ft	Side Yard w/ Street	766.8 ft
Rear Yard	35 feet	Rear Yard	1.9mi	Rear Yard	1.9mi
Rear Yard with Street	50 feet	Rear Yard w/Street	303.5 ft	Rear Yard w/Street	303.5 ft
Maximum Lot Coverage	5%	Max Lot Coverage		Max Lot Coverage	
Maximum Floor Area Ratio	5%	Floor Area Ratio		Floor Area Ratio	
Stories **	2				
Maximum Height	45 feet	Maximum Height		Maximum Height	
The project meets the transition strips requirements in Section 30-568 (7) of the Township Code			No		
			Yes		
Applicant Signature <u>[Signature]</u>			Date <u>7/20/2023</u>		

*Yards are measured from easements or right of ways.
 ** Exception provided in Sec. 30-182

C. Action of the Inspector

Variance Required: Yes _____ No _____
 Zoning Compliance Certificate Approved: Yes _____ No _____

Reason: _____

Zoning Inspector: _____ Date: ____/____/____

ESTABLISHED 1836



Final Site Plan Review Application Form

• 18027 Old US 12 • Chelsea, MI 48118 • (734)475-8890 • FAX (734)475-8905
• www.sylvan-township.org

Staff Use Only	Property Address: <u>3700 S. M-52</u>
Fee: <u>900^e</u>	Planning Commission Number: <u>23-004</u>
Deposit Amount: <u>2500^e</u>	Application Date: <u>7/27/2023</u>
Preliminary Site Plan Approval Date:	

Consented Request

<p>1. Record Owner(s): Name: <u>FCA US LLC</u> Mailing Address: <u>1000 CHRYSLER DR</u> City, State, ZIP: <u>AUBURN HILLS, MI 48326</u> Phone Number: _____ Fax Number: _____ Email Address: <u>(800) 334-9200</u></p>	<p>2. Authorized Agent(s)/ Applicant: Name: <u>Consumers Energy</u> Mailing Address: <u>One Energy Plaza</u> City, State, ZIP: <u>Jackson, MI 49201</u> Phone Number: <u>616-295-3609</u> Fax Number: _____ Email Address: <u>andrew.aldrich@cmsenergy.com</u></p>
---	---

3. Property Address 3700 S MI STATE ROAD 52, Chelsea, MI 48118

4. Project description including description of any changes between the preliminary and the final site plans: (Please use separate page for detailed project description if needed):

Consumers Energy would like to replace our existing substation on the Chelsea Proving Grounds property. We plan to build the new substation 25ft to the south of the existing one and then remove the old one once it's built. We would like to start construction in August. Please see the attached plans for more details. There are no changes from the preliminary application as Consumers is proposing to combine the preliminary and final site plan applications with the approval of the Planning Commission.

5. Items Required: (Please check items submitted)

- A. Approval of a Preliminary Site Plan
- B. Final Site Plan Application filled out completely and signed.
- C. Detailed description of changes between the preliminary and final site plans if any.
- D. Legal description of the property;
- E. Project Plans: All plans should be drawn clearly and to scale (no greater than 1" = 200') and include the property address, a north arrow, and the date in which the plans were drawn/ revised. The final site plans shall be prepared by an architect, community planner, engineer, landscape architect, or land surveyor registered by the state.

____ Survey (by a registered surveyor)

- Including dimensions and lot area. Where a metes and bounds description is used, lot line angles or bearings shall be indicated on the plan.

____ Site Plan

- Location, shape and dimensions of the lot.
- Outline and dimensions of all existing and proposed structures and other improvements, including; drives, fences, retaining walls, trash encloses, signs, lights, utility poles, easements, pipelines, ditches, bridges, culverts. Clearly indicate all improvements to remain and to be removed.
- Setbacks of all existing and proposed structures and use areas to all property lines.
- Distances between buildings.
- All required lot setbacks
- Existing street right-of-way, name, surface type, edge of street, spot elevation of street surface.
- Location of all public utilities, water, sanitary sewer, and storm drainage systems.
- Height, finished floor elevation, and grade elevation of each proposed and existing building.
- Key that includes both existing and proposed:
Zoning classification, lot size, lot coverage, building square footage calculations (first floor, second floor, garage, pool house, ect) , floor area, number of floors, height and type of dwelling unit. When necessary show lot density, square footage of transition area, landscape strips, open areas, and recreation areas.
- Location and size of proposed improvement to open space and recreation areas, provide maintenance provisions for these areas (if necessary).
- Existing and proposed topography minimum contour intervals of two feet (if not shown on other plan);
- Existing features such as trees, wooded areas, streams, marshes, ponds, and other wetlands; clear indication of all natural features to remain and to be removed. Groups of trees shall be shown by approximate location of tree canopy; individual deciduous trees 6" in diameter or larger and evergreen trees 6 feet in height or higher shall be accurately shown.(if not provided on other plan)
- General description of any deed restrictions.(if any)
- Include typical elevation and vertical sections including materials and dimensions of improvements as necessary. (Examples: signs, trash enclosures, recreational equipment, fences and retaining walls.)

____ Vicinity Map

- show all Adjacent properties

- include owner information, lot area, land uses and zoning;
- provide approximate location of adjacent building and other improvements.
- Show approximate distance between proposed project and adjacent structures

____ **Landscape Plan**

- Show location and size of all existing and proposed plant materials.

____ **Grading and Drainage Plan (reviewed by engineer prior to final site plan approval)**

- Location, shape and dimensions of the lot.
- topography and soils condition
- Area of intended filling and/or cutting; outline of existing buildings/structures and drives; existing natural and manmade features to be retained or removed.
- Location of proposed retaining walls; fill materials; if necessary restoration of adjacent properties.(consent needed if grading on adjacent property is required)
- Layout, size of lines, inverts, hydrants, drainage flow patterns, location of manholes and catchbasins for proposed sanitary sewer, water, and storm drainage facilities; location and size of retention ponds and degrees of slope of sides of ponds; calculations for size of storm drainage facilities; location of electricity and telephone poles and wires; location and size of surface equipment for electricity and telephone services; location and size of underground tanks where applicable; location and size of outdoor incinerators; location and size of wells, septic tanks, and drain fields, where applicable. Final engineering drawings for all site improvements such as, but not limited to, water, sanitary sewer and storm sewer systems; streets, drives and parking lots; retention ponds and other ponds or lakes; and retaining walls.

____ **Roadways and Parking Plan (reviewed by engineer prior to final site plan approval if necessary)**

- Proposed streets/drives. General alignment, right-of-way (where applicable), surface type and width.
- Proposed parking. Location and dimensions of lots; typical dimensions of spaces and aisles; angle of spaces; surface type; number of spaces.

____ **F. Fee \$900 (deposit from Preliminary site plan will be used for any additional fee accrued)**

____ **G. Additional Information including but not limited to**

- Driveway Permit
- Sewage Permit
- Well Permit
- Soils Erosion and Sedimentation Control Permit
- Other information necessary to determine compliance with the zoning regulations.

6. Certification and Signature of Applicant and/or Owner:

I hereby certify that I have read the Sylvan Township Zoning and Private Road Ordinances and the foregoing statements and attachments are true and correct to the best of my knowledge and belief and I agree to abide by all applicable conditions and ordinances. I agree that Sylvan Township employees and their representatives have the authority to inspect the property listed on this application. Further, I acknowledge that approval of any special use permit grants only that which was represented to the Planning Commission at the Public Hearing. No other use may be substituted without a rehearing.

_____/_____
Signature of Owner/Date¹

William P. Anderson / 7-14-23
Signature of Applicant /Date

Staff Use Only			
Notice Date	/	/	Hearing Date
Continued Date	/	/	Decision Date
Decision: ⁱⁱ	Approve		
	Deny		
	Approve w/Conditions		
List of Conditions:			
Zoning Administrator			Date
			/ /

ⁱ The owner's signature is required. If the owner does not sign this document a letter of owner's authorization is required. This authorization letter should state that the owner has allowed the applicant to apply for the special use permit. This authorization letter needs to be signed and dated by the property owner. (May have been submitted with Preliminary Site Plan Approval)

ⁱⁱ Approval of a final site plan authorizes issuance of a certificate of zoning compliance and issuance of a building permit, provided all other requirements for a building permit have been met. In the case of uses without buildings or structures, approval of a final site plan authorizes issuance of a certificate of zoning compliance and issuance of a certificate of occupancy, provided all other requirements for such certificate have been met. A final site plan approval expires upon the occurrence of either of the following: a. The applicant does not secure a building permit within 180 days of the date the final site plan was approved; or b. The applicant does not start construction on the property and show evidence of diligently completing construction per the approved site plan 545 days after the date the final site plan was approved.

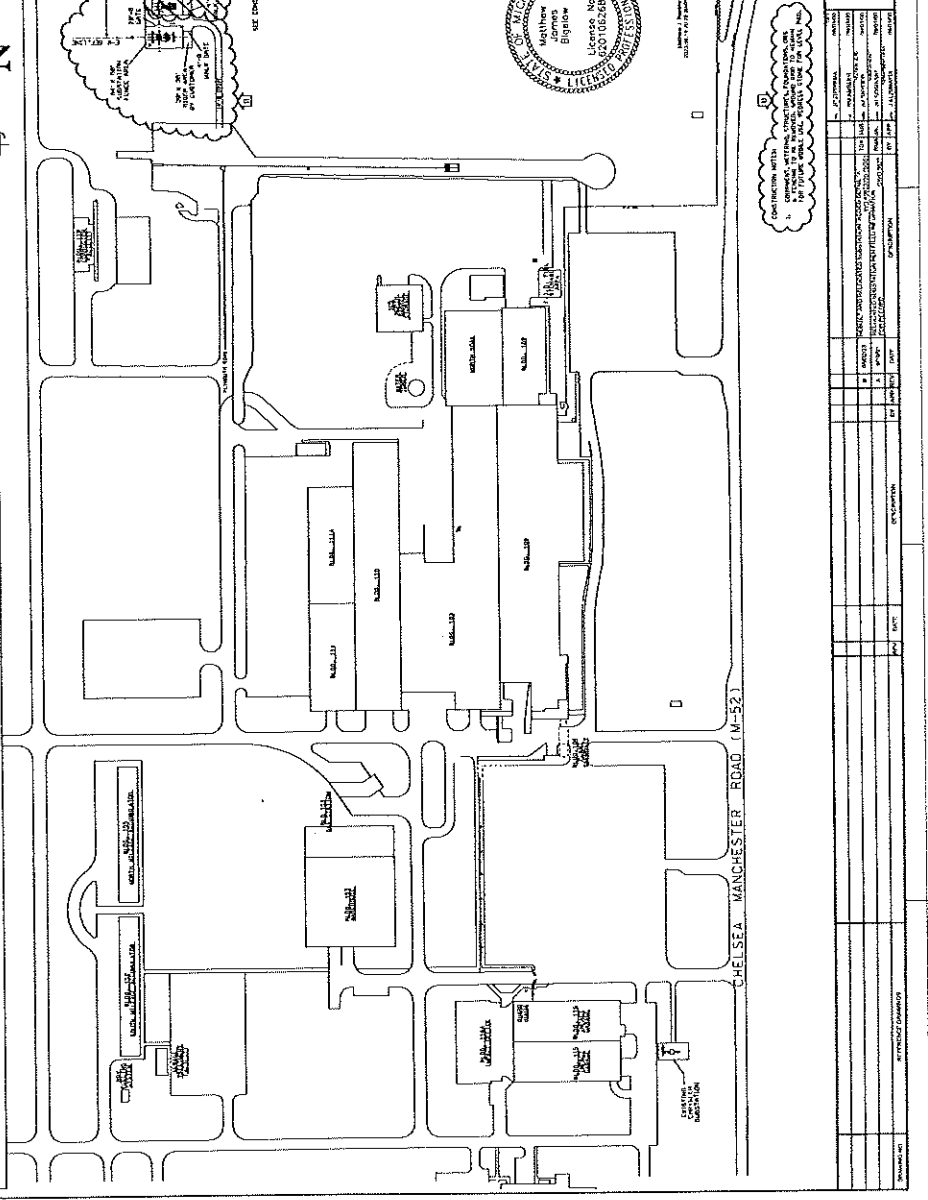
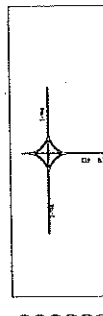
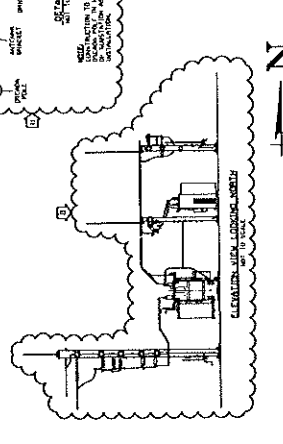
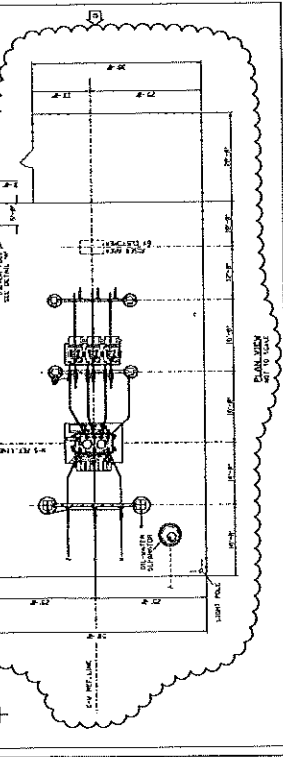
subGrid SOLUTIONS

subGrid SOLUTIONS, INC. is a registered professional engineering firm in the State of New Jersey. The work on this plan, design, drawings, calculations and specifications were prepared by the engineer named herein and are hereby certified as true and correct by the engineer.

DATE: 08/04/2011
 DRAWING NO: 1102-3-4
 PROJECT: 1102-3-4
 CLIENT: CONSUMERS ENERGY

CONNECTION WITH
 1. TO THE TRANSFORMER FEEDER FROM THE MAIN
 2. TO THE TRANSFORMER FEEDER FROM THE MAIN

LOCATION MAP
 1102-3-4
 1102-3-4
 1102-3-4



SITE WORK TO BE PERFORMED BY CONSUMER ENERGY OR ITS CONTRACTORS:

1. PROVIDE ALL NECESSARY PERMITS AND APPROVALS TO PROPERTY LINE OR SURFACE AS REQUIRED BY ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
2. PROVIDE ALL NECESSARY EROSION CONTROL MEASURES TO PREVENT SOIL EROSION AND SEDIMENTATION FROM THE CONSTRUCTION OF THE PROJECT.
3. PROVIDE ALL NECESSARY MEASURES TO PROTECT EXISTING UTILITIES AND STRUCTURES FROM THE CONSTRUCTION OF THE PROJECT.
4. PROVIDE ALL NECESSARY MEASURES TO PROTECT THE ENVIRONMENT FROM THE CONSTRUCTION OF THE PROJECT.
5. PROVIDE ALL NECESSARY MEASURES TO PROTECT THE SAFETY OF THE PUBLIC FROM THE CONSTRUCTION OF THE PROJECT.
6. PROVIDE ALL NECESSARY MEASURES TO PROTECT THE SAFETY OF THE WORKERS FROM THE CONSTRUCTION OF THE PROJECT.
7. PROVIDE ALL NECESSARY MEASURES TO PROTECT THE SAFETY OF THE PROPERTY FROM THE CONSTRUCTION OF THE PROJECT.
8. PROVIDE ALL NECESSARY MEASURES TO PROTECT THE SAFETY OF THE ADJACENT PROPERTY FROM THE CONSTRUCTION OF THE PROJECT.
9. PROVIDE ALL NECESSARY MEASURES TO PROTECT THE SAFETY OF THE ADJACENT PROPERTY FROM THE CONSTRUCTION OF THE PROJECT.
10. PROVIDE ALL NECESSARY MEASURES TO PROTECT THE SAFETY OF THE ADJACENT PROPERTY FROM THE CONSTRUCTION OF THE PROJECT.
11. PROVIDE ALL NECESSARY MEASURES TO PROTECT THE SAFETY OF THE ADJACENT PROPERTY FROM THE CONSTRUCTION OF THE PROJECT.
12. PROVIDE ALL NECESSARY MEASURES TO PROTECT THE SAFETY OF THE ADJACENT PROPERTY FROM THE CONSTRUCTION OF THE PROJECT.
13. PROVIDE ALL NECESSARY MEASURES TO PROTECT THE SAFETY OF THE ADJACENT PROPERTY FROM THE CONSTRUCTION OF THE PROJECT.
14. PROVIDE ALL NECESSARY MEASURES TO PROTECT THE SAFETY OF THE ADJACENT PROPERTY FROM THE CONSTRUCTION OF THE PROJECT.
15. PROVIDE ALL NECESSARY MEASURES TO PROTECT THE SAFETY OF THE ADJACENT PROPERTY FROM THE CONSTRUCTION OF THE PROJECT.
16. PROVIDE ALL NECESSARY MEASURES TO PROTECT THE SAFETY OF THE ADJACENT PROPERTY FROM THE CONSTRUCTION OF THE PROJECT.
17. PROVIDE ALL NECESSARY MEASURES TO PROTECT THE SAFETY OF THE ADJACENT PROPERTY FROM THE CONSTRUCTION OF THE PROJECT.
18. PROVIDE ALL NECESSARY MEASURES TO PROTECT THE SAFETY OF THE ADJACENT PROPERTY FROM THE CONSTRUCTION OF THE PROJECT.
19. PROVIDE ALL NECESSARY MEASURES TO PROTECT THE SAFETY OF THE ADJACENT PROPERTY FROM THE CONSTRUCTION OF THE PROJECT.
20. PROVIDE ALL NECESSARY MEASURES TO PROTECT THE SAFETY OF THE ADJACENT PROPERTY FROM THE CONSTRUCTION OF THE PROJECT.

NO.	DESCRIPTION	DATE	BY	CHECKED	DATE	BY
1	ISSUED FOR PERMIT	08/04/2011	J. J. JONES	A. J. JONES	08/04/2011	A. J. JONES
2	FOR CONSTRUCTION	08/04/2011	J. J. JONES	A. J. JONES	08/04/2011	A. J. JONES
3	AS BUILT	08/04/2011	J. J. JONES	A. J. JONES	08/04/2011	A. J. JONES
4	FOR RECORD	08/04/2011	J. J. JONES	A. J. JONES	08/04/2011	A. J. JONES

PROPERTY PLAN & GENERAL LAYOUT		DATE: 08/04/2011		SCALE: 1/8" = 1'-0"	
NO.	DESCRIPTION	DATE	BY	CHECKED	DATE
1	ISSUED FOR PERMIT	08/04/2011	J. J. JONES	A. J. JONES	08/04/2011
2	FOR CONSTRUCTION	08/04/2011	J. J. JONES	A. J. JONES	08/04/2011
3	AS BUILT	08/04/2011	J. J. JONES	A. J. JONES	08/04/2011
4	FOR RECORD	08/04/2011	J. J. JONES	A. J. JONES	08/04/2011

Professional Engineer Seal:
 State of New Jersey
 License No. 1102-3-4
 J. J. JONES
 Professional Engineer

Consumer Energy
 PROJECT: 1102-3-4
 DATE: 08/04/2011
 SCALE: 1/8" = 1'-0"

DATE	BY	REVISION
21-07-23	JL	ISSUED FOR PERMITS
21-07-23	JL	REVISED
21-07-23	JL	REVISED
21-07-23	JL	REVISED
21-07-23	JL	REVISED
21-07-23	JL	REVISED

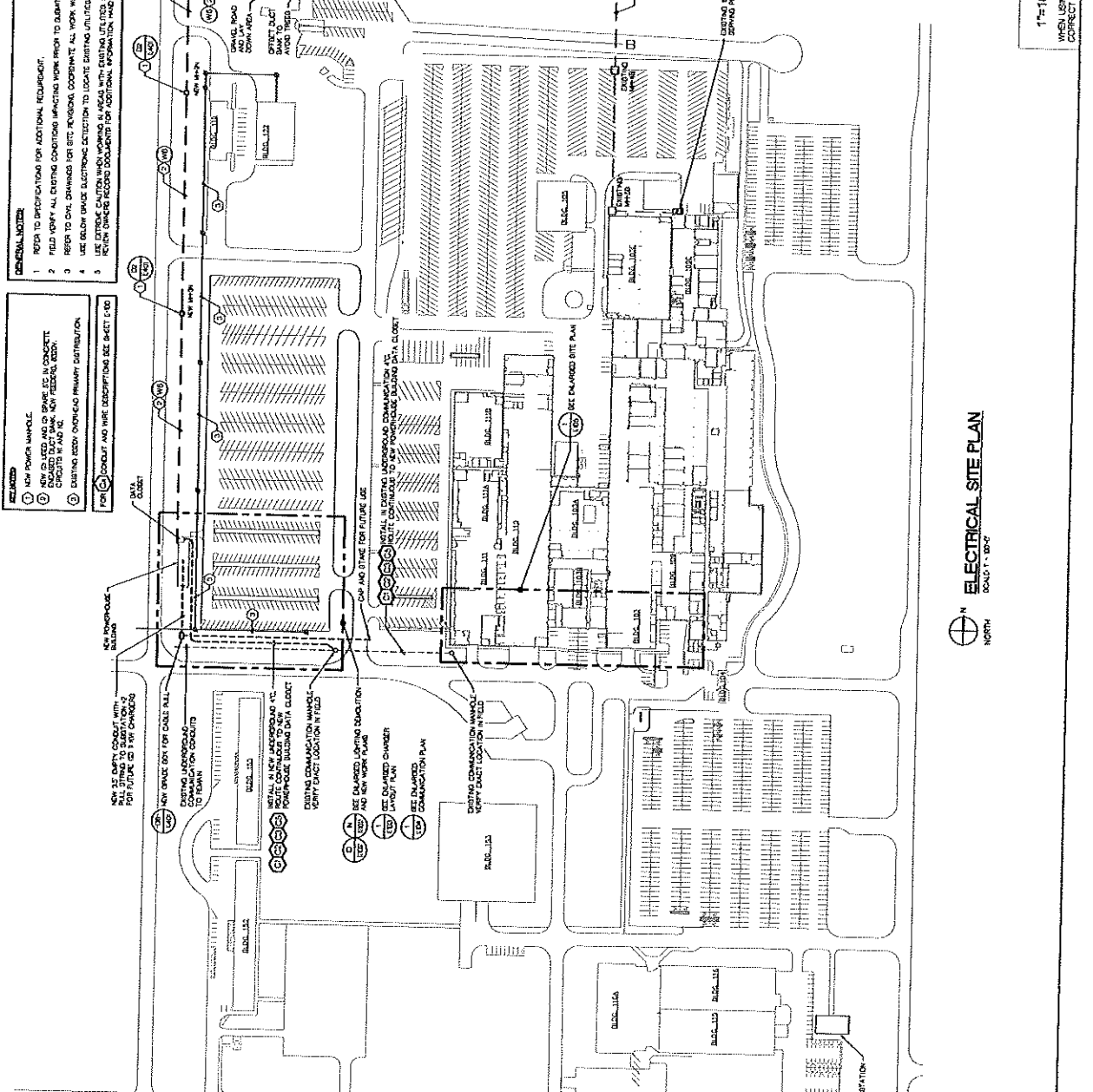
ELECTRICAL SITE PLAN

1"=100'-0"
 0' 100' 200' 300' 400'

USE ONLY THE DRAWING, PLOT OR PRINT FULL SIZE TO ENSURE CORRECT SCALE. NOTE REDUCED SIZE DRAWINGS ARE NOT TO SCALE.

- GENERAL NOTES:**
1. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENT.
 2. FIELD VERIFY ALL EXISTING CONDITIONS IMPACTING WORK PRIOR TO SUBMITTING A BID.
 3. REFER TO CIVIL DRAWINGS FOR SITE REVISIONS. COORDINATE ALL WORK WITH CIVIL. TRACES ARE SHOWN FOR THE MOST PARTS OF THE PROJECT.
 4. USE BELOW UNLESS OTHERWISE NOTED TO LOCATE EXISTING UTILITIES. PROTECT ALL EXISTING UTILITIES REQUIRED TO REMAIN.
 5. USE EXTREME CAUTION WHEN WORKING IN AREAS WITH EXISTING UTILITIES. VERIFY ALL UTILITIES PRIOR TO ANY EXCAVATION. REVIEW EXISTING RECORD DOCUMENTS FOR ADDITIONAL INFORMATION. TAKE CARE TO AVOID ALL EXISTING UTILITIES, ETC.

- LEGEND:**
- NEW POWER MAINS
 - NEW GROUNDING AND BONDING TO CONDUIT, ETC. IN CONCRETE
 - EXISTING GROUNDING AND BONDING TO CONDUIT, ETC. IN CONCRETE
 - EXISTING OVERHEAD PRIMARY DISTRIBUTION
 - NEW CONDUIT AND WIRE DESCRIPTIONS SEE SHEET 1013



EXISTING CONCRETE ENERGY EQUIPMENT SUBSTATION
 40' W. PRIMARY
 250' 400V - EQUIPMENT

EXISTING CONCRETE ENERGY EQUIPMENT SUBSTATION
 40' W. PRIMARY
 250' 400V - EQUIPMENT

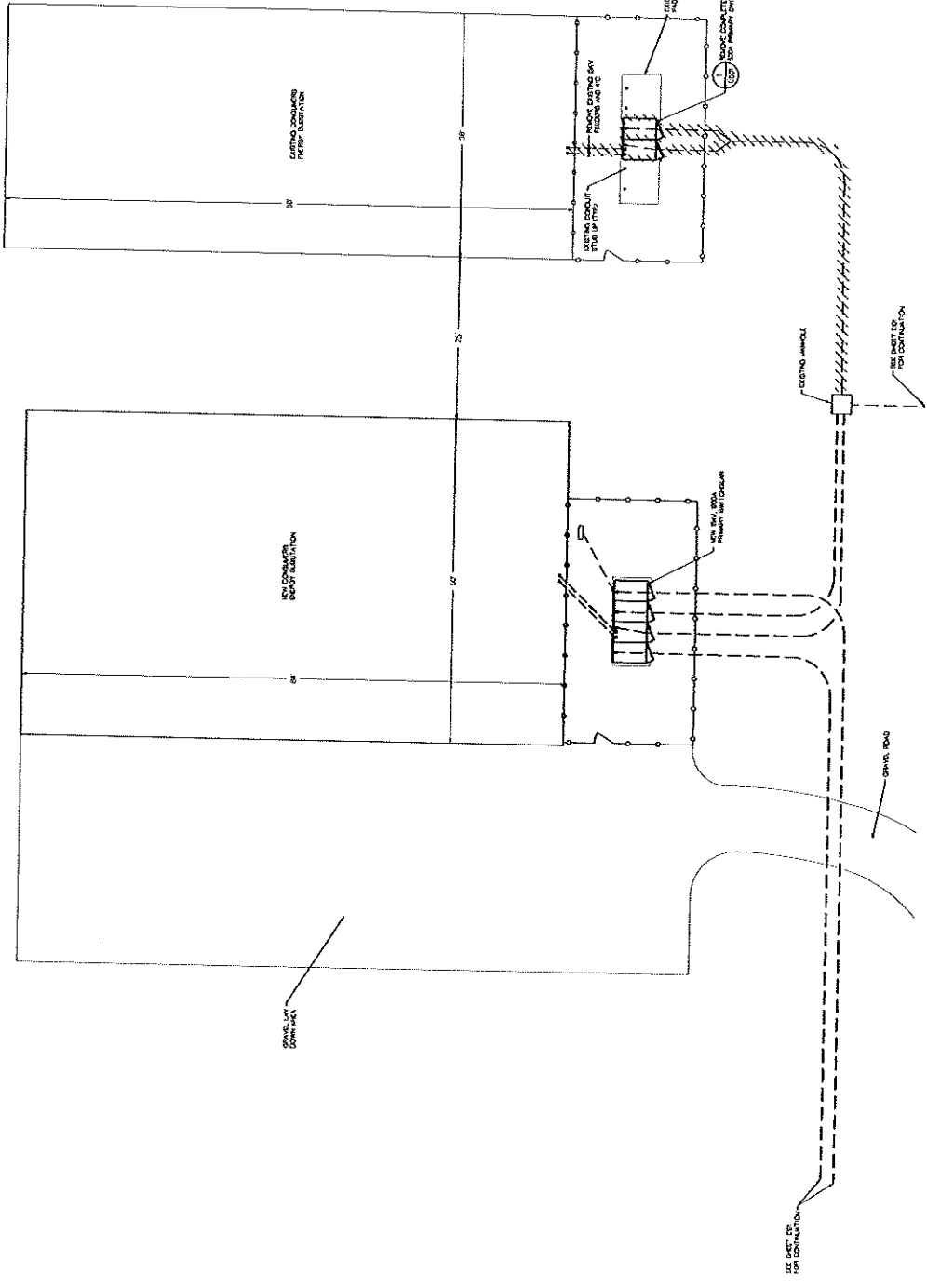
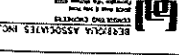
EXISTING CONCRETE ENERGY EQUIPMENT SUBSTATION
 40' W. PRIMARY
 250' 400V - EQUIPMENT



NORTH EXTERIOR 8920V SUBSTATION ENLARGED PLAN

NO.	REVISION
1	ISSUED FOR PERMIT
2	REVISED PER 24-0701
3	REVISED PER 24-0701

STELLANTIS - CHELSEA PROVING GROUNDS
EVC68 INSTALLATION
2022/2023
CHELSEA WORKS



NORTH EXTERIOR 8920V SUBSTATION ENLARGED PLAN



SCALE: 1/4" = 1'-0"

1. ARRANGE ALL WORK TO MAINTAIN THE SET SPECIFICATIONS
COORDINATE WITH UTILITIES AND CONTRACT ENERGY

ESTABLISHED 1835



Zoning Compliance Certificate

General Application Form

18027 Old US 12 • Chelsea, MI 48118

(734)475-8890 • FAX (734)475-8905

www.sylvan-township.org

Staff Use Only	Property Address:	
Fee:	Zoning Permit Number:	Application Date:

1. Record Owner(s):

Name: FCA US LLC
Mailing Address: 1000 CHRYSLER DR
City, State, ZIP: AUBURN HILLS, MI 48326
Phone Number: (800) 334-9200
Fax Number: _____
Email Address: _____

2. Authorized Agent(s):

Name: Consumers Energy
Mailing Address: One Energy Plaza
City, State, ZIP: Jackson, MI 49201
Phone Number: _____
Fax Number: _____
Email Address: andrew.aldrich@cmsenergy.com

3. Property Address 3700 S MI STATE ROAD 52, Chelsea, MI 48118

4. Zoning District I-ART **5. Tax Identification Number** F06 - 27 - 600 - 002

6. Please check if the project required review by the following: _____ **Planning Commission**

_____ **Zoning Board of Appeals**

7. Project Description:

Consumers Energy would like to replace our existing substation on the Chelsea Proving Grounds property. We plan to build the new substation 25ft to the south of the existing one, then remove the old one once it's built. We would like to start construction in August. Please see attached plans for more details.

8. Proposed Use : Substation is used to provide Chelsea Proving Grounds facility with the proper energy load required for their operations

9. Expiration and Revocation :

A certificate of zoning compliance expires six (6) months after the date of issuance unless a building permit has been issued. If work authorized by the building permit is suspended or abandoned by the end of six (6) months after the date of issuance of the building permit, the Zoning Inspector shall notify the applicant that said certificate has expired. Said certificate may be reinstated upon showing of good cause for suspension or abandonment of the work. The Zoning Inspector may, for reasonable cause, grant (1) or more extensions of time for additional periods not exceeding ninety (90) days each.

**Sylvan Township, Washtenaw County, Michigan
General Application Form**

ZP - _____

The Zoning Inspector may revoke a certificate of zoning compliance in case of any false statements or misrepresentation of fact in the application or the plans on which the certificate was based.


10. Items Required: (Please check items submitted. Put N/A if the items are not needed)

- _____ A. Zoning Compliance Certificate for the zoning district in which the subject property is located.
- _____ B. Site Plan (3 Copies)
 - Address of the property, scale, date, and north point.
 - Location, shape and dimensions of the lot.
 - Outline and dimensions of all existing and proposed structures, wells, septic tanks and drain fields.
 - Setbacks of all existing and proposed structures to all property lines.
 - A clear description of existing and intended uses of all structures.
 - Lot size and square footage calculations of the existing and proposed buildings.
 - Additional information as required by the zoning inspector for purposes of determining compliance with this chapter.
- _____ B. All Building Permit Plans (3 Copies)
- _____ C. Properties within the LR district require a staked survey. The survey shall be signed and sealed by a land surveyor registered in the state. Properties within the LR district will also require a certificate of footing be submitted to the Zoning Inspector within ten days of the installation of footings or other sub-grade or at-grade improvement.
- _____ D. Additional Information including but not limited to (if necessary)
 - Driveway Permit
 - Sewage Permit
 - Well Permit
 - Other information necessary to determine compliance with the zoning regulations.

11. Certification and Signature of Applicant and/or Owner:

I hereby certify that I have read the Sylvan Township Zoning and Private Road Ordinances and the foregoing statements and attachments are true and correct to the best of my knowledge and belief and I agree to abide by all applicable conditions and ordinances. I agree that Sylvan Township employees and their representatives have the authority to inspect the property listed on this application. Further, I acknowledge that approval of any variance grants only that which was represented to the Zoning Board of Appeals at the Public Hearing. No other plans may be substituted that increase the size, dimensions, lot area coverage, yard setbacks, or ZBA imposed conditions without a rehearing.

_____/_____
Signature of Owner/Date


Signature of Applicant /Date 7-14-23


ESTABLISHED 1835



Zoning Compliance Certificate

Industrial -Automotive Research and Testing (I-ART)

• 18027 Old US 12 Chelsea, MI 48118 • (734)475-8890 • FAX (734)475-8905
 • www.sylvan-township.org

Staff Use Only	Property Address:	
Fee:	Zoning Permit Number:	Application Date:

A. Property Details		Zoning District: I_ART			
Allowed		Existing		Proposed	
Lot Area	4 sq. miles	Lot Area	3,442.78 acres	Lot Area	3,442.78 acres
Lot Width	2,000 feet	Lot Width	2.2 miles	Lot Width	2.2 miles
Setbacks *					
Front Yard	50 feet	Front Yard	1200 ft	Front Yard	1200 ft
Minimum Side Yard	20 feet	Minimum Side Yard	175.8 ft	Minimum Side Yard	175.8 ft
Side Yard with Street	50 feet	Side Yard w/ Street	766.8 ft	Side Yard w/ Street	766.8 ft
Rear Yard	35 feet	Rear Yard	1.9mi	Rear Yard	1.9mi
Rear Yard with Street	50 feet	Rear Yard w/Street	303.5 ft	Rear Yard w/Street	303.5 ft
Maximum Lot Coverage	5%	Max Lot Coverage		Max Lot Coverage	
Maximum Floor Area Ratio	5%	Floor Area Ratio		Floor Area Ratio	
Stories **	2				
Maximum Height	45 feet	Maximum Height		Maximum Height	
The project meets the transition strips requirements in Section 30-568 (7) of the Township Code			No	Yes	
Applicant Signature 			Date 7/20/2023		

*Yards are measured from easements or right of ways.

** Exception provided in Sec. 30-182

C. Action of the Inspector

Variance Required: Yes _____ No _____
 Zoning Compliance Certificate Approved: Yes _____ No _____

Reason: _____

Zoning Inspector: _____ Date: ____/____/____