

RILEY TOWNSHIP - ST. CLAIR COUNTY
ARTICLE XI
PLANNING COMMISSION – SPECIAL APPROVAL USES

SECTION 1106. DETERMINATION AND IMPOSITION OF CONDITIONS:

The Planning Commission may require additional information be provided prior to making a determination, with a set time limit for additional information to be submitted. Additional time may be granted by the Planning Commission when good faith is shown by applicant to obtain the necessary information.

The Planning Commission may deny, approve, or approve with conditions or stipulations a request for a Special Use permit.

The Planning Commission may impose such conditions or stipulations in granting approval as may be permitted by State Law and this Ordinance which it deems necessary to fulfill the spirit and purpose of this Ordinance. The conditions or stipulations may include, conditions necessary to ensure that public services and facilities affected by a proposed special use or activity will be capable of accommodating increased service and facility loads caused by the special use or activity, to protect the natural environment and conserve natural resources and energy, to insure compatibility with adjacent land, and to promote the use of land in a socially and economically desirable manner. Conditions imposed shall do all of the following:

1. Be designed to protect the natural resources, the health, safety, and welfare, as well as the social and economic well-being of those who will use the special use or activity under consideration; residents and landowners immediately adjacent to the proposed special use activity; and the Township as a whole.
2. Be necessary according to the stated intent and purpose of this Ordinance.
3. Relate to the standards established in this Ordinance for the special use activity under consideration, and ensure compliance with those standards required.
4. Be recorded in the minutes of the Planning Commission minutes and on the Special Use Permit, and shall remain unchanged. Conditions may be changed upon the mutual consent of the Commission and the land owner. The Township shall maintain a record of conditions or stipulations which have been changed.
5. Conditions or stipulations can be appealed to the Riley Township Zoning Board of Appeals.