

PLEASANTON ZONING ORDINANCE ARTICLE 84: PERMITS

8401. - LAND USE PERMITS:

No land shall be occupied or used and no building or structure shall hereafter be erected, altered or relocated under the provisions of this Ordinance until the Zoning Administrator shall issue a permit authorizing the same.

8402. - LAND USE APPLICATIONS:

- A. If a use is listed in a respective land use district as a permitted use, anyone with an interest in a parcel may apply for a zoning permit under this section. Zoning permit applications are made on a form prepared by the Zoning Administrator and presented to the Zoning Administrator.
- B. The Zoning Administrator shall require that copies of plans, specifications and such other information as he/she may deem necessary shall be filed with the application for permit. Such other information shall include, but not be limited to:
 - 1. A site plan, drawn to the specifications of section 9404 of this Ordinance.
 - 2. The legal seating and/or sleeping capacity of all buildings and structures, if applicable.
 - 3. A concise statement of all operations and uses, which will be conducted on the land and buildings.
 - 4. A concise statement of the services, if any, to be offered to the public, if applicable.
 - 5. Any other information required by this Ordinance.
 - 6. A nonrefundable fee. The Township Board shall establish the fee from time to time.
 - 7. A copy of any other necessary permits required prior to a Construction Code Permit or a copy of a written agreement for, or written intent for concurrent approval for those permits.
- C. The application and site plan, if applicable, shall show the proposed use and structures, which will be developed in compliance with all aspects of this Ordinance. No permit shall be issued by the Administrator under this section for any use, which fails to conform to any relevant provision of this Ordinance or which fails to conform to any minimum requirement established for the land use district in which the proposed use is to be located, or which fails to conform to any standard set forth in the definition of the proposed use, or which fails to conform to the general regulations set forth in this Ordinance.
- D. Upon receipt of a zoning permit application, the Zoning Administrator shall review the application to insure it is complete, to coordinate its review with other agencies, if required.
 - 1. If the application is not complete, the administrator shall return the application with a letter that specifies the additional material required.
 - 2. If the application is complete, but is found not to conform with this Ordinance, a permit denial shall be sent to the applicant, in writing, listing the violations of the Ordinance, and what changes would be necessary to obtain a permit, if any changes made would make it possible for a permit to be issued.

3. If the application is complete and the proposed land use and structures are found to comply with this Ordinance, a zoning permit shall be issued.
4. A zoning permit issued under this Ordinance shall be considered one of the "other applicable laws and ordinances" referenced in Section 11 (1) of Public Act 230 of 1972, as amended, being the State Construction Code Act, MCL 125.1511(1). Thus a zoning permit shall be required prior to the issuance of a Michigan State Construction Code Permit, issued pursuant to Public Act 230 of 1972, as amended, being the State Construction Code Act, MCL 125.1501 et. seq.

8403. - PERMIT EXEMPTIONS:

Sections 8401 and 8402 of this Ordinance notwithstanding, a zoning permit or fee is not needed under this section for the following uses. Nothing in this section exempts or requires construction permits, other than required by Public Act 230 of 1972, as amended, being the State Construction Code Act, MCL 125.1501 et. seq.

- A. Only exterior or interior repair and improvement which does not structurally alter the premises or change the exterior shape or form of any building in any manner, and the use of the land remains one of those listed as permitted in the respective land use district.
- B. Relocation or replacement of machinery or equipment within a building located in a commercial or industrial zone, conforming to the provisions of this Ordinance and used for commercial or industrial purposes, nor for any modification to such building in connection with said relocation or replacement, unless said modification structurally alters the premises or changes the exterior shape or form in any manner.
- C. Remodeling, repair of an existing structure, which does not structurally alter the premises or change the exterior shape or form of any building in any manner, and the use of the land remains one of those listed as permitted in the respective land use district.
- D. Open Space; i.e., the removal of trees, shrubs, buildings or structures to create open space devoid of these features, except where the land area involved is in a "Greenbelt area".
- E. Individual recreation uses such as boating, hiking, hunting, fishing and trapping.
- F. Plowing and planting cash crops, row crops, orchards, or use of land as pasture or fallow when part of a permitted agricultural operation on one or more parcels of land.
- G. Harvesting of timber as part of a forest management activity and as part of a forest management plan, except when such activity takes place within a "Wetland Conservation District".
- H. Hedges, arbors, trees, gardens, plants, shrubs.
- I. Sidewalks, driveways to dwellings.
- J. Domestic animal shelters.
- K. Accessory structures to dwellings and duplexes which are constructed by minors or children for purposes of play by the same minors and children including, but not limited to playhouses, dollhouses, tree houses, forts, hideouts and so on, so long as such accessory structures adhere to setback requirements of this Ordinance.
- L. Personal property sales.

- M. Essential public services such as the erection, construction, alteration or maintenance by public utilities or commissions of aboveground or underground gas, electrical, water, communication, or sewer systems, for the local distribution and/or collection systems via pipes, drains, sewers, wires, cables traffic signals, hydrants, towers, pools, electrical substations, gas regulation stations, and similar equipment and accessories in connection therewith reasonably necessary for furnishing adequate service to individual customer/clients, but not including regional, long distance, interstate distribution or collection systems.
- N. Buildings or additions to a building and not for a new type of land use and not exceeding 100 square feet as long as setback minimums are maintained.

8404. - START WORK DEADLINE:

A permit issued under this Section is void if the use is not commenced within one (1) year. The Administrator may grant a renewal after a restudy of the permit at no cost to the applicant, and the applicant continues to meet all requirements for a permit.

8405. - VOID PERMITS:

- A. A violation of any condition or specification in a permit issued under this Section shall void the permit.
- B. Any improper or incorrect information contained in the application for permit issued under this Section shall void the permit until properly corrected upon the permit application; provided that, as corrected, the applicant continues to meet all requirements for a permit.

8406. - DISTRIBUTION OF LAND USE PERMITS:

Each land use permit shall be issued in four (4) copies and the copies shall be distributed as follows:

- A. One to the applicant, which he/she is to retain until construction is completed.
- B. One to the Township Supervisor.
- C. One to the Planning/Zoning Board, and
- D. One to be retained by the Zoning Administrator as part of the permanent records of Pleasanton Township.