

**MEMO TO LAKE ODESSA PLANNING COMMISSION**

**FROM ZONING ADMINISTRATOR – Jeanne Vandersloot**

**REGARDING: Richard Edwards 1705 Jordan Lake Ave Home Occupation Application**

10-19-23

This application is from Richard Edwards of 1705 Jordan Lake Ave in the R-1 zoning district. He is applying for a home occupation to do lawn care and handyman services. He will use a home office and store equipment in the detached accessory building. The use of the detached building puts the application into a Type 2 home occupation which is a special use through the Planning Commission. A public hearing is scheduled for the October 23 meeting.

The application package includes the application, two site plan drawings and aerial photos of the property. The work will be at other person's properties so no traffic will come to his home. There should be little to no effects on neighbors.

As with the Hall home occupation application, this use is not specifically listed but the section in Type 2 states that *any home occupation which involves the use of a detached accessory building is a Type 2 special use.*

The application, site plans, aerials and the checklists are included in this scanned package.



Paid  
OCT 02 2023  
\$150 = CK#1274  
KSF

Lake Odessa  
Page Memorial Building  
839 Fourth Avenue  
Lake Odessa, MI 48849

Phone: (616) 374-7110 Fax: (616) 374-0040 website: www.lakeodessa.org

### Home Occupation Business Application Special Use Permit

This application must be completed in full and approved by the Planning Commission before beginning any business, construction, excavation or use regulated by the Village of Lake Odessa Zoning Ordinance.

**Proposed Business Type**

LAWN Care / Handyman Services

**Property Information**

Address 1705 Jordan LAKE AVE

Parcel Number 34-101-090-000-205-00

Legal Description (may attach copy)

Village of LAKE odessa, Village of Bonanza LOT 96, Also All That PT of Vacated Clark ST. Desc. AS Con at NE Corner of lot 96 TH W. 110' N 33' E 110' S 33' To P.O.B ODESSA TWP Lonia County

**Applicant Information**

Name Richard Thomas Edwards

Address 1705 Jordan LAKE AVE

City LAKE odessa State MI Zip 48849

Phone Numbers (616) 577-0175 ( ) ( )

**Property Owner Information** (if different from applicant)

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone Numbers ( ) ( ) ( )

## Home Occupation Business Application (page 2)

### Present Zoning District

RI Low Density Residential

### Present Use of the Property

Home Stead

### Site Plan

Include a scaled site plan showing the dwelling and any existing structures or the proposed location of any new construction or additions. Show where off street parking and size will be located. Sketch your home floor plan and show square footage of area devoted to the home occupation business.

### Employees

Number of people working at the home occupation business living at the home 1

### Hours of Operation

Describe hours you are open for business 8-6

### Waste Materials

Describe type of waste materials and disposal methods Normal Waste Service

### Impacts on Area

Describe any anticipated levels of noise, odor, glare, dust, fumes and method of lessening impact

Noise of Equipment Running for loading/unloading

### Traffic Levels

Describe anticipated customer traffic volumes per day

No Customers Anticipated on Property

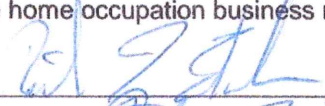

### Other Information

Describe any other additional information that is pertinent to your business proposal The Property will be used to store equipment and having a home office, All work will be performed off property, Appearance of Property will not/should not indicate a business being run on property, will maintain proper care, not cluttering with business supplies. The main barn will be used for storage and maintenance of equipment

# Home Occupation Business Application (page 3)

## Affidavit

I certify and affirm that I am either the tenant or the property or building owner and that I agree to conform to applicable zoning laws of the Village of Lake Odessa. I also certify and affirm that this application is accurate and complete to the best of my knowledge. I hereby give permission for representatives to visit this location. I have read and will abide by the home occupation business regulations.

Applicant Signature  Date 9-29-2023  
Property Owner Signature  Date 9-29-2023

## Zoning Administrator Use

Received date 10-2-23  
Public Hearing date 10-23-23  
Application Approved \_\_\_\_\_ Date \_\_\_\_\_  
Conditions of Approval \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

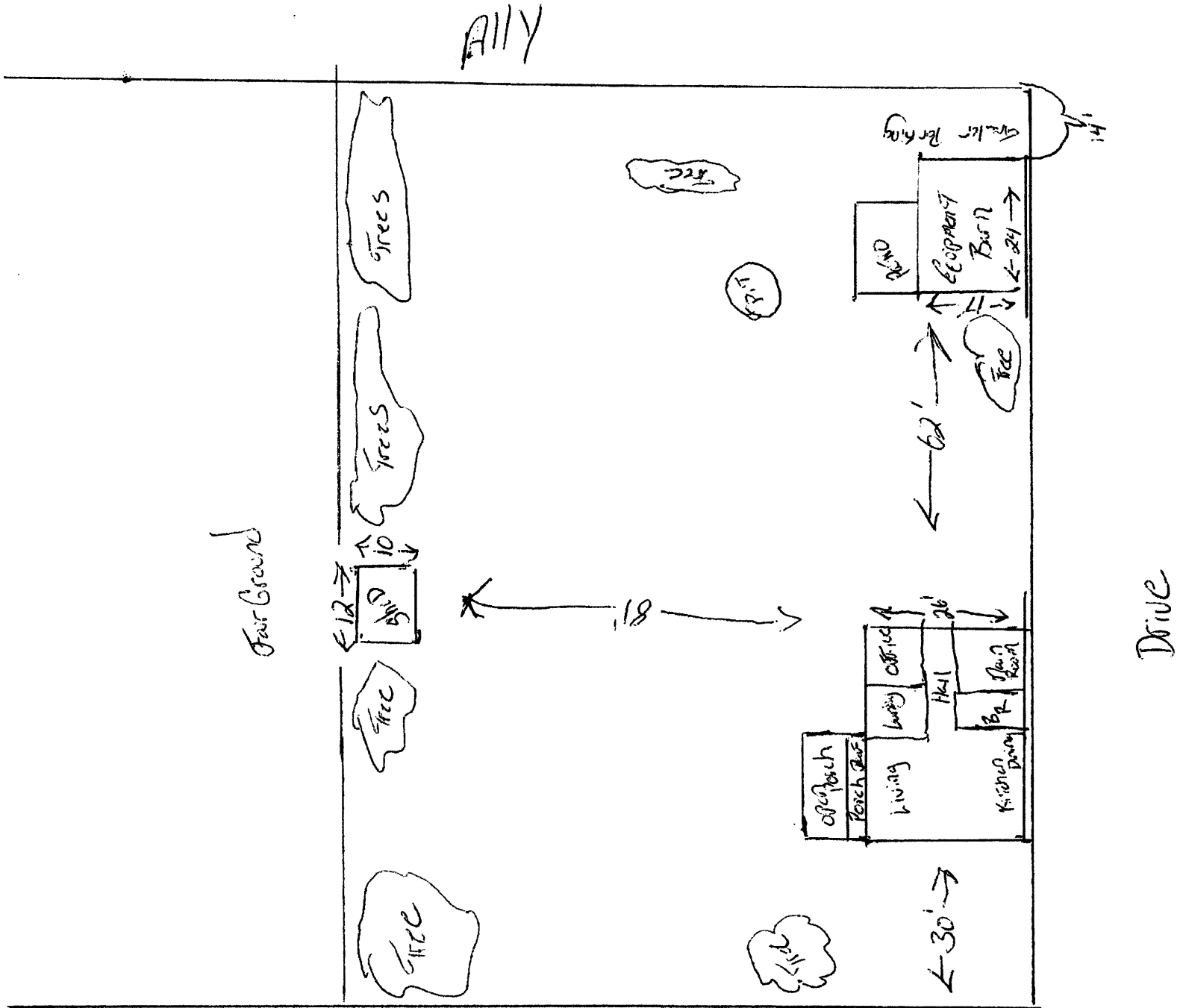
Application Denied \_\_\_\_\_ Date \_\_\_\_\_  
Reason for Denial \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Planning Commission Chairperson Signature \_\_\_\_\_ Date \_\_\_\_\_

Equipment Barn  
 24x17 = 408 sqf  
 for storage & maintenance  
 of equipment

Space Barn/office  
 10x12 = 120 sqf  
 Desk will be placed  
 for business use/office  
 space

# Fair Grounds

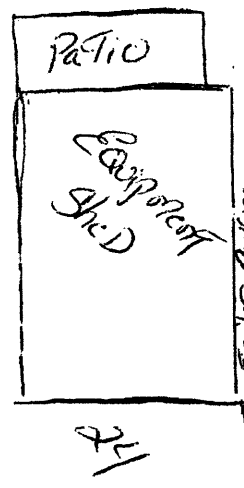
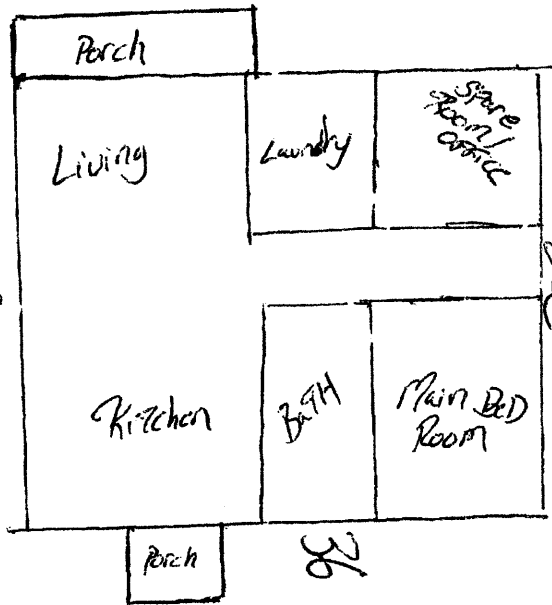
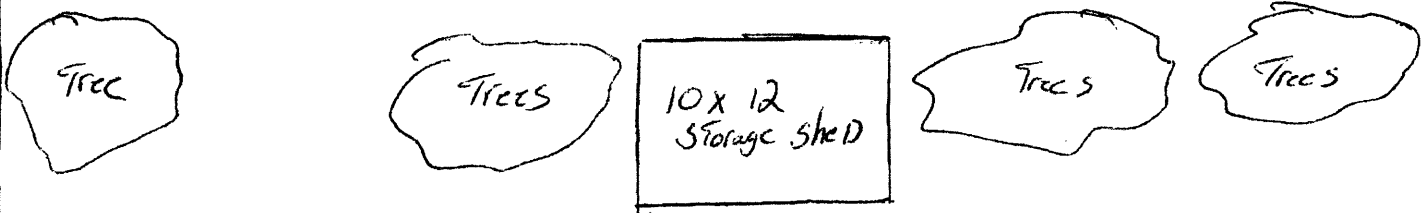


Jordan LAKE AVE

FairGround 57.

Sardin LAKE AVE

ALLY



Trailer Parking

41'

DRIVE WAY



Neighbors

1713 JORDAN LAKE AVE LAKE ODES

101-090-000-095-00

101-090-000-215-00

1725 JORDAN LAKE AVE LAKE ODES

101-090-000-100-00

101-090-000-210-00

CLARK ST

101-050-000-025-00

1705 JORDAN LAKE AVE LAKE ODES

101-090-000-205-00

1705

101-090-000-105-00

JORDAN LAKE AVE

101-090-000-050-00

FAIRGROUNDS ST

101-090-000-110-00

1642 JORDAN LAKE AVE LAKE ODES

1657 JORDAN LAKE AVE LAKE ODES

101-090-000-045-00

101-090-000-055-01

1636 JORDAN LAKE AVE LAKE ODES

101-050-000-050-00

101-090-000-055-02



100-028-000-045-00

100-028-000-060-00

100-027-000-095-00

100-027-000-085-00

BONANZA RD

101-050-000-025-00

101-090-000-005-00

101-100-000-285-00

CLARK ST

FAIRGROUNDS ST

1905

101-090-000-015-00

101-090-000-045-00

101-050-000-050-00

JORDAN LAKE AVE

ROCHESTER ST

101-050-000-055-00

101-050-000-055-03



**PLANNING COMMISSION CHECKLIST**

**Application for Home Occupations**

**Sec. 36-95. - Design standards for certain uses - (14) Home occupations.**

<p>Richard Edwards 1705 Jordan Lake Ave</p>	<p>Condition Met?</p>	<p>Comments</p>
<p><i>Home occupations.</i> The regulations of this section are intended to ensure that home occupations remain subordinate to the residential use and shall not be a detriment to the character and livability of the surrounding neighborhood, and the residential viability of the dwelling is maintained. A home occupation may be permitted in the R-1, R-2, R-3, and MF Districts in association with any dwelling in accordance with this section. For purposes of this ordinance, a home occupation is a gainful profession or occupation, carried out in the home or on the residential premises by one or more persons residing on the premises, as a use that is clearly incidental to the use of the home and premises as a place of residence. A home occupation may be conducted entirely within a residential dwelling and/or an attached garage accessory to the dwelling. A home occupation may only be permitted within a detached garage or other detached accessory building as a special use reviewed pursuant to section 36-67 and the standards of section 36-95(14)d.</p>		
<p>a. <i>Type 1 permitted home occupations.</i> The following home occupations shall be permitted by right subject to the minimum conditions of subsection b. below and subject further to issuance of a zoning compliance home occupation permit by the zoning administrator:</p>		
<ol style="list-style-type: none"> <li>1. Architecture, engineering, interior design, and similar professions.</li> <li>2. Bookkeeping, law practice, accounting, and financial planning.</li> <li>3. Cabinet making and carpentry work.</li> <li>4. Computer programming and other computer-related work.</li> <li>5. Consulting and counseling services.</li> <li>6. Drafting and illustration services.</li> <li>7. Dressmaking, sewing and tailoring.</li> <li>8. Furniture upholstery.</li> <li>9. Gun dealer and gun repair service.</li> <li>10. Instruction in or creating arts and crafts, including but not limited to rug weaving, quilting, pottery and ceramics, model making, woodworking, lapidary work and jewelry making.</li> <li>11. Musical instrument instruction, except that no instrument may be electronically amplified so as to be audible beyond the parcel of land where the use occurs.</li> <li>12. Office of minister, priest or other member of the clergy.</li> <li>13. Office of building contractor or building trades persons (excluding equipment parking).</li> <li>14. Office of a salesperson, sales representative or manufacturer's representative.</li> <li>15. Office of realty salesperson.</li> <li>16. Painting, sculpture and writing.</li> <li>17. Private tutoring.</li> <li>18. Secretarial services.</li> <li>19. Storage and distribution of direct sale products, such as home cleaning products, cosmetics, food containers and the like.</li> </ol>		

	Condition Met?	Comments
<p>20. Taxidermy.</p> <p>21. Television and other small appliance repair.</p> <p>22. Telephone answering service and telephone solicitation work.</p> <p>23. Travel booking service.</p> <p>24. Watch repair.</p> <p>25. Dog grooming.</p> <p>26. Food catering and cottage food operation.</p> <p>27. A registered primary caregiver, as defined by and in compliance with the General Rules of the Michigan Department of Community Health, Michigan Admin Code, R 333.101 through R 333.133 (the "General Rules"), the Michigan Medical Marihuana Act, PA 2008, Initiated Law 1, MCL 333.26421 et seq. (the "Act"), and the requirements of this section, shall be allowed as a Type 1 permitted home occupation. (there are additional standards, see ordinance)</p>		
<p>b. <i>Minimum conditions for permitted home occupations.</i> The following minimum conditions shall apply to all permitted home occupations:</p>	<p>*</p>	
<p>1. Home occupations involving the use of a detached accessory building or outdoor storage may only be permitted as a special use under the provisions of subsections d., e. and f. contained herein.</p>	<p>Y</p>	<p>detached garage + home office</p>
<p>2. The use shall be carried out only by the residents of the premises and not more than one other person.</p>	<p>Y</p>	
<p>3. The use shall be clearly incidental, subordinate and secondary to the use of the dwelling and premises for residential purposes, and the appearance of the structure shall not be altered in any manner other than with a residential character. The occupation must not be conducted in a manner that will cause the premise to take on a non-residential character either by the use of colors, materials, construction, lighting or by the emission of sounds, vibrations or electromagnetic radiation.</p>	<p>Y</p>	
<p>4. On each premises, one sign may be used to identify a home occupation not exceeding three square feet in area, non-illuminated, and mounted flat against the wall of the building.</p>	<p>No sign proposed</p>	
<p>5. The maximum floor area devoted to the home occupation shall be limited to 30 percent of the gross floor area of the dwelling unit and attached garage</p>	<p>Y</p>	

	Condition Met?	Comments
above grade combined and up to 50 percent of a basement area.	Y	detached garage
6. There shall be no sale of products or services except as are produced on the premises or those products which may be directly related to and incidental to the home occupation. There shall be no outdoor, on-site storage of materials, equipment, or accessory items and/or display of materials, goods or supplies used in the conduct of the home occupation. No traffic shall be generated from such sales in greater volumes than would normally be expected in a residential neighborhood. Orders placed by mail or telephone or at a sales event off the premises may be filled on the premises. Delivery of purchased items to the buyer is preferred.	Y	
7. No storage or display shall be visible from outside the dwelling or an attached building.	Y	
8. No combustible, toxic or hazardous material may be used or stored on the premises, except in a safe manner and in full compliance with all federal, state and other governmental requirements concerning the use, handling, transport, storage and disposal of any such materials.	Y	
9. There shall be no activity associated with the occupation that will interfere with local radio or television transmission or reception, nor shall there be any noise, vibrations, smoke, dust, odors, heat or glare noticeable at offensive levels at or beyond the property line.	Y	
10. The occupation will cause no appreciably greater motor vehicle or pedestrian traffic than is considered normal for a residential use in the zoning district.	Y	
11. There shall be adequate off-street parking spaces of ten feet by 20 feet on site for anticipated and actual business clients or customers. On-street parking, or parking within the street right-of-way in support of the home occupation is prohibited.	Y	Work done at other properties

	Condition Met?	Comments
12. Deliveries and shipments by commercial vehicles shall be on an occasional or incidental basis.	Y	Not anticipated
13. Hours of operation shall be reasonable and customary for the type of home occupation approved and for the zoning district within which the home occupation will exist.	Y	
<p>c. <i>Unlisted, but similar home occupations.</i> In addition to the above listed Type I permitted home occupations, other home occupations which are similar in nature and effect to those specifically listed in this section may also be classified as permitted Type 1 uses. The determination whether an unlisted home occupation is sufficiently similar in nature and effect to be classified a Type 1 home occupation may be made by the zoning administrator, or, at the discretion and request of the zoning administrator, by the planning commission. In determining whether an unlisted home occupation is to be classified a Type 1 home occupation, the zoning administrator or the planning commission, as the case may be, shall consider and make findings based upon the following standards:</p> <ol style="list-style-type: none"> <li>1. Whether the home occupation is incidental and secondary to the use of the premises as a dwelling.</li> <li>2. Whether the nature of the home occupation is substantially in keeping with the residential use of the property.</li> <li>3. Whether the likely effects of the home occupation upon adjacent and nearby lands would be within the scope of the effects likely to result from other, similar Type I home occupations that are specifically permitted in this section.</li> <li>4. Whether the home occupation could have appreciable adverse effects upon adjacent and nearby lands and the uses thereof.</li> <li>5. Whether the home occupation is contrary to local, state and/or federal law.</li> </ol>		
<p>d. <i>Type 2 home occupations approved as special uses.</i> Unless otherwise governed by this ordinance, the following home occupations may be permitted in the R-1, R-2, R-3, and MF Districts if approved by the planning commission as a special use pursuant to the procedures contained in section 36-67: 1. <u>Any home occupation which involves the use of a detached accessory building, or that exceeds the percentage floor area limitations for Type 1 home occupations, or which is carried out by two or more non-resident employees.</u></p> <ol style="list-style-type: none"> <li>2. Gymnastics, dance instruction, martial arts instruction, and similar activities.</li> <li>3. Bed and breakfast establishments.</li> <li>4. Veterinary office or clinic.</li> <li>5. Beauty salons and barber shops.</li> </ol>		<p>equipment stored in detached garage</p>

	Condition Met?	Comments
<p>e.) <i>Type 2 home occupations - Standards.</i> When considering any Type 2 home occupation for approval as a special use, the planning commission shall consider and make findings upon the following standards:</p>		
<p>1. Whether the home occupation is incidental and secondary to the use of the premises as a dwelling and the likelihood or practicality that it will remain as such over time.</p>	Y	
<p>2. Whether the likely effects of the home occupation upon adjacent and nearby lands are within the category and magnitude of the effects resulting from other uses permitted and occurring in the district and other home occupations that are specifically permitted without a special use permit.</p>	Y	
<p>3. Whether the home occupation will have appreciable adverse effects upon adjacent and nearby lands and the uses thereof.</p>	Y	
<p>4. All of the standards of section 36-95(14)b., notwithstanding those limits on the use of detached accessory buildings, floor area, and number of non-resident employees.</p>	Y	
<p>5. Whether the home occupation is contrary to local, state and/or federal law.</p>	Y	
<p>f.) <i>Type 2 home occupations - Conditions of approval.</i> In approving any Type 2 home occupation special land use, the planning commission may impose restrictions and limitations upon the use, relating, but not limited to, consideration of the following:</p>		
<p>1. The use as located within a dwelling and/or accessory building.</p>	Y	
<p>2. The floor area of the use.</p>	Y	
<p>3. The area, height, bulk, sound prevention and location of any accessory building used for the occupation.</p>	Y	
<p>4. The storage or display of goods, inventory or equipment that may be visible from outside the</p>	Y	

	Condition Met?	Comments
dwelling or accessory building and the screening thereof.	Y ↑	
5. The storage or use of combustible toxic or hazardous materials on the premises.	Y	
6. Machinery or electrical activity that will interfere with nearby radio or television reception or create noise, vibrations, smoke, dust, odors, heat or glare noticeable at or beyond the property line.	Y	
7. Motor vehicle and/or pedestrian traffic and its circulation on and off site.	Y	
8. Off-street parking provided, and the location and surfacing and drainage thereof.	Y	Work will be performed elsewhere
<p>Conclusion Comments</p> <p>Applicant will have/use home office. Work equipment will be stored in detached accessory building. Work will be done at other peoples property.</p>		

**PLANNING COMMISSION CHECKLIST**

**Sec. 36-66. Site plan review and approval.**

	Condition Met?	Comments
<p>(a) Site plan review by zoning administrator. All applications for zoning permits, special use permits, rezonings and variances, as governed in this chapter, shall first require site plan review by the zoning administrator (or any other body or official designated by the village control to review site plans). Refer to subsection (f) of this section regarding revisions to an approved site plan.</p>		
<p>(b) Site plan approval. Unless otherwise noted, all requests for zoning permits must have a site plan approval by the zoning administrator. All requests for special use permits must have a site plan reviewed by the zoning administrator and approved by the village planning commission.</p>		
<p>(c) <i>Standards for the review of site plans.</i> The site plan is to be reviewed in order to determine that:</p>		
(1) The proposed use conforms to the uses permitted in the respective zoning districts;	Y	Home Occupation
(2) The dimensional arrangement of buildings and structures conforms to the required yards, setbacks and height restrictions of the ordinance, unless waived by variance granted by the zoning board of appeals;	Y	Existing
(3) The proposed use conforms to all use and design provisions and requirements (if any) as found in this chapter for certain specific uses, unless waived by variance granted by the zoning board appeals;	Y	
(4) There is a proper relationship between the existing and proposed streets and highways within the vicinity in order to assure the safety and convenience of pedestrian and vehicular traffic;	Y	
(5) The proposed on-site buildings, structures, and entryways are situated and designed to minimize adverse effects (upon owners and occupants of adjacent and surrounding properties) by providing for adequate design of access/egress, interior/exterior circulation, storm drainage, erosion, grading, lighting and parking, as specified by this chapter or any county or state law;	NA	Existing property, buildings and streets
(6) As many natural features of the landscape shall be retained as possible where they can be useful to the development of the site, or where they furnish a barrier or buffer between the project and adjoining properties (used for dissimilar proposes) or where they assist in preserving the general safety, health, and appearance of the neighborhood, i.e., controlling erosion or the discharge of storm waters, etc;	NA	No changes Existing
(7) Any adverse effects of the proposed developments and activities emanating therefrom upon adjoining residents or owners shall be minimized by appropriate screening, fencing, or landscaping (as provided or required in this chapter);	Y	Existing
(8) All buildings and structures are accessible to emergency vehicles	Y	
(9) The site plan as approved is consistent with the intent and purpose of zoning which is to promote the public health, safety, and general welfare, to encourage the use of lands in accordance with their character and adaptability; to avoid the overcrowding of	Y	.

	Condition Met?	Comments
population; to lessen congestion on the public roads and streets; to reduce hazards of life and property; and to facilitate the village land use plan.	Y	
(d) <i>Conditional approval.</i> As a condition of granting site plan approval, the designated site plan approval body or official for zoning permits and special use permits may require that certain site development measures be taken by the applicant in order to satisfy the review standards set forth in subsections (c)(1) through (c)(9) of this section; and which essentially are designed to protect the general health, safety and welfare, as well as to promote environmental preservation and nuisance abatement. Site development guidelines are provided in this chapter. Site development guidelines include but are not limited to drainage, soil erosion, planning and design to site, fencing, screening strips, landscaping, on-site lighting, signing and off-street parking. Said measures must be incorporated by the applicant onto the site plan and maintained at all times.	*	Conditions are permitted by the Planning Commission for approval if reasonable.
(e) <i>Compliance with performance standards.</i> Compliance with performance standards for certain uses enumerated in this chapter is required.	*	
(f) <i>Final approved site plan on file.</i> A copy of the final approved site plan (and all revised, final approved site plans) shall be so marked and placed on file as the officially approved document of the applicant along with copies of any and all permits requested for the property in question. Approval of revised, final site plans can be made only by the designated body or official who first gave initial approval.	*	
(g) <i>Conformity to approved site plan.</i> Property which is the subject of the site plan approval must be developed in strict compliance with the approved site plan, and with any revisions, amendments or modifications made thereto. If construction and development does not conform with such approved plan, the approval there of shall be revoked by the zoning administrator by written notice of such revocation posted upon the premises involved and mailed to the developer at his last known address. Upon revocation of such approval, all further construction activities shall cease upon the site, other than for the purpose of correcting the violation.	*	
(h) <i>Performance bond required.</i> Wherever any physical improvements to the property in question are to be provided by the applicant as a requirement or condition of site plan approval, the applicant or his agent shall post a performance bond. See article V of this chapter for posting of bonds.	*	Planning Commission <u>may</u> require a cash bond. Amount to be determined.
(i) <i>Site plan specifications.</i> The information to be submitted as part of the site plan document must include the following:		
(1) A vicinity area map at a convenient scale, showing proximity to any railroads, streams, streets, and street intersections; the location of the nearest public roads on all sides; and all such schools, firehouses, houses of worship, recreational areas, etc.	Y	See aerial



	Condition Met?	Comments
(2) A map of applicant's entire subject property and all surrounding properties at a designated scale; and which shall display:		
a. The name of all owners of record of adjacent property;	NA	Not needed
b. Existing fire, school and other special district boundaries within 500 feet of the tract, if any;	Y	None - fairgrounds to west
c. Boundaries of property and existing lot lines as shown on the existing plat or tax map;	Y	see aerial
d. Existing public streets, easements, or other reservations of lands;	Y	all existing
e. Location of all existing structures on the site, as well as those of adjacent properties within 100 feet of subject lot line;	Y	See aerial map.
f. The proposed location and use of any building or structure;	Y	Existing bldg's
g. The proposed location of any use not requiring a structure, including walkways, benches, fences, and recreational facilities;	NA	
h. Location and design of all driveways, parking and loading areas, if any;	Y	Existing
i. Location of all existing and proposed water lines, valves, and hydrants, and all sewer lines, if any;	NA	Existing - no changes
j. Proposed fencing, screening and landscaping; and	Y	None proposed
k. Location of existing watercourses, wooded areas, and rock outcrops, if any.	NA	
(3) A copy of any covenants or deed restrictions that are intended to cover all or any part of the tract.	NA	
(4) Where the applicant wishes to develop the project in stages, a site plan indicating total development shall be presented for approval of the entire parcel.	NA	
(5) The zoning administrator (for zoning permits) and the planning commission (for special use permits) may require additional data where it is warranted due to special conditions of the site or complexity of the proposed development.	Y	

**Sec. 36-67. Special use permits.**

In order that this chapter be flexible and reasonable, special uses are provided for in this chapter and require special use permits by the planning commission. Conformance to special use standards is required, in addition to all other requirements of this chapter. All such uses are hereby declared to possess characteristics of such unique and distinct form that each specific use shall be considered on an individual case. The granting of a special use permit does not negate the requirement for any other required permit.

	Condition Met?	Comments
(1) <i>Standards for the consideration of special uses.</i> The review for a special use shall consider the following:		
a. The general safety, health, and welfare of the community-at-large. This shall include:		
1. Accessibility of the property in question to fire and police protection;	Y	
2. Traffic conditions, creating or adding to a hazardous situation;	Y	None
3. Transportation design requirements, if any, which will be needed to accommodate any traffic impact for the use intended	Y	• same traffic
4. Appropriateness of the location, nature and height of the proposed use to the size, type, and kind of buildings, uses and structures in the vicinity and adjacent properties, including the safety and convenience of people therefrom.	Y	Existing home + garage
b. Any potential decrease in the market value of adjacent buildings, uses and structures which are permitted by right under current zoning, if the proposed use is granted;	Y	None
c. Harmony with the village land use plan. This considers whether the location and size of the proposed use, the nature and intensity of the activities involved, the size of the site with respect to existing and future streets (giving access to it), parks and drainage systems will be in harmony with the village land use plan and the character of land use which is intended by said village plan for the area or district in question;	Y	Residential use in Residential District
d. Impact from the applicant's proposed use, its location and intensity and the height of its buildings, walls, fences and other structures upon the appropriate character of development intended for the area as deemed desirable by the village land use plan;	Y	No impact work done elsewhere
e. Any hazards arising from storage and use of dangerous toxic substances, combustible, inflammable, or caustic fluids or chemicals.	Y	
f. That the operations in connection with any special use shall not be environmentally objectionable to nearby properties by reason of noise, fumes, pollution, vibration, or lights to an extent which is more than would be the operations of any use permitted by right for that district wherein the special use is proposed.	Y	

	Condition Met?	Comments
<p>(2) <i>Conditional approval.</i> As a condition of granting a special use permit, the planning commission may require that certain development precautions and remedies be taken by the applicant in order to satisfy the special use review standards and the site plan review standards set forth in this chapter; and which essentially are designed to protect the general health, safety and welfare, as well as to promote environmental preservation and nuisance abatement. Site development guidelines are provided in this chapter. Site development guidelines include but are not limited to drainage, soil erosion, planning and design of site, fencing, screening, buffer strips, landscaping, on-site lighting, signing and off-street parking. Said measures must be incorporated by the applicant onto the site plan and maintained at all times.</p>	*	Conditions can be applied if reasonable.
<p>(3) <i>Compliance with performance standards.</i> Compliance with performance standards for certain uses enumerated in this chapter is required.</p>	*	
<p>(4) <i>Site plan approval required.</i> Site plan approval by the planning commission is required for all special use permits. Site plans are initially reviewed by the zoning administrator.</p>	*	
<p>(5) <i>Time constraints.</i> A special use permit shall be deemed to authorize only one particular special use and shall expire if the special use shall cease for more than 12 months for any reasons. Initial development must begin within one year from the date of issuance.</p>	*	
<p>(6) <i>Existing violations.</i> No permit shall be issued for a special use for a property where there is an existing violation of this chapter, with respect to a new use or structure.</p>	*	
<p>(7) <i>Decisions in writing.</i> It is further provided that in granting or denying a special use permit, the planning commission shall specify in the written decision the particular reason relied upon and its relation to the proposed use.</p>		
<p>(8) <i>Appeals.</i> Any and all appeals regarding a decision or condition imposed upon a special use application shall be made to the zoning board of appeals within 15 days from the date of decision or imposed condition.</p>		