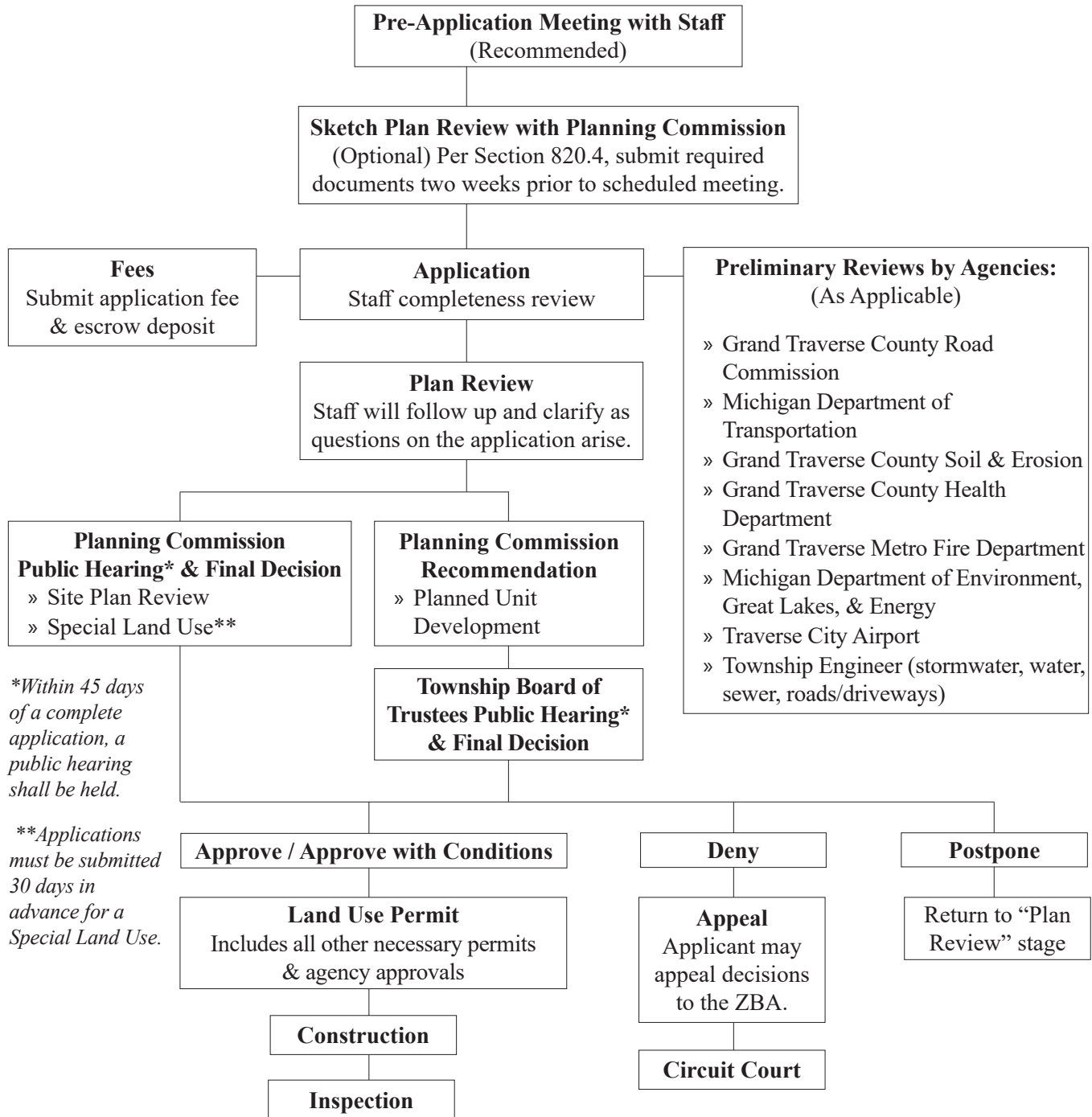




Review & Approval Process

Site Plan Review, Special Land Use, Planned Unit Development

The East Bay Township Planning Commission meets the first Tuesday of each month. Special meetings are available upon request.



Site Plan Review

Site Plan Review provides for consultation and cooperation between the land developer and the Planning Commission so that the developer may accomplish objectives in the use of land within the regulations of the Zoning Ordinance, with minimum adverse effect on the land, shore, highways, and on existing and future uses of property in the immediate vicinity. The Site Plan Review process also ensures that a proposed land use or activity is in compliance with the Zoning Ordinance. Site Plan Review requires Planning Commission review and approval as well as a public hearing. Please refer to Section 820 - Site Plan Review in the East Bay Charter Township Zoning Ordinance for application procedure, information required, and criteria for review.

Special Land Use

A Special Land Use is a use that permitted within a specified zone district after meeting specific supplemental use requirements listed in the Zoning Ordinance. Due to the nature of the use, Special Land Uses require special consideration in relation to the welfare of adjacent properties and to the community as a whole. A Special Land Use requires Planning Commission review and approval as well as a public hearing. All site plan review criteria applies (Section 820 of the East Bay Charter Township Zoning Ordinance) as well as Article VI - Specific Standards and Requirements for Special Land Uses.

Planned Unit Development

A Planned Unit Development is intended to accommodate developments with mixed or varied uses, having sites with unusual topography or unique settings within the community, or on land which exhibits difficult and costly development problems. Planned Unit Developments are intended to allow for flexibility and to encourage innovation in land development. A Planned Unit Development requires Planning Commission review and recommendation to the Township Board of Trustees. The Township Board of Trustees holds a public hearing for Planned Unit Development and makes the final decision. Please refer to Section 636 of the East Bay Charter Township Zoning Ordinance for the requirements of a PUD application.