



**Michigan Association of Planning
A Chapter of the American Planning Association**

Special (Conditional) Land Use Approval

The Planning Commission shall review the particular circumstances and facts applicable to each proposed special (conditional) land use in terms of the following standards and requirements and shall make a determination as part of its recommendation to the legislative body as to whether the use proposed to be developed on the subject parcel meets the following standards and requirements:

1. Will be harmonious with and in accordance with the general objectives of the Future Land Use Plan.
2. Will be designed, constructed, operated and maintained, in harmony with the existing and intended character of the general vicinity, so it will not change the essential character of that area.
3. Will not be hazardous or detrimental to the existing or future neighboring uses.
4. Will represent a substantial improvement to the property in the immediate vicinity and with general benefit to the community as a whole.
5. Will be served adequately by essential public services and facilities (such as highways, streets, drainage structures, police and fire protection and refuse disposal), or persons or agencies responsible for the establishment of the proposed use shall provide adequately for such services.
6. Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the community.
7. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive smoke, fumes, glare, noise, vibration or odor.
8. Will be consistent with the Intent and purposes of the Zoning Ordinance.