

Date: _____
 Application #: _____
 Review Fee: \$ _____

APPLICATION FOR SITE PLAN REVIEW/SPECIAL LAND USE APPROVAL

Site Plan Special Land Use

Ray Township

APPLICANT'S NAME _____ ADDRESS _____
 CITY _____ ZIP _____ PHONE: _____
 NAME OF PROPOSED DEVELOPMENT: _____
 PROPOSED USE: _____
 PARCEL IDENTIFICATION NO.: _____
 COMPLETE LEGAL DESCRIPTION (Use opposite side or attach separately)
 EXISTING ZONING: _____ SIZE (IN ACRES): _____
 LEGAL OWNER: _____
 NAME ADDRESS PHONE
 SITE PLAN PREPARER: _____

If petitioner is not the owner, state basis for representative (i.e. Attorney, Representative, Option-to-Buy, etc.):

Sixteen (16) copies of the application and plans (signed and sealed by an engineer) shall be submitted to the Planning and Zoning Department at least twenty-eight (28) days prior to a scheduled Planning Commission meeting, the third Friday by 12 noon for resubmissions. The site plan shall include all information required by Section 2103 of the Ray Township Zoning Ordinance. The applicant or representative must be present at the Planning Commission meeting. All plans must be folded (8 ½ x 11) when presented and include the individual case number assigned by the Township. A recommendation may or may not be made at the meeting.

Any additional costs incurred by the Township, above and beyond the original review fee, shall be paid by the applicant. All additional fees shall be paid prior to the issuance of any building permit.

The undersigned deposes that foregoing statements and answers and accompanied information are true and correct. The undersigned authorizes the members of the Planning Commission and any employees of the Township to enter upon the described premises to visually inspect the proposed site before and after hearings scheduled for this application.

ACTION:

APPROVED

DENIED

 Signature of Applicant Signature of Legal Owner (if not owner)

 Please print or type name Please print or type name

 Date

Date Petition Filed _____

Informal Review by Commission _____

Approved Time Extension _____

Time added and data required _____

ACTION BY PLANNING COMMISSION
Suggestions, Additions or Alterations Agreed to By Applicant _____

Required Changes or Additions _____

Site Plan Approved as Attached Hereto, by Motion of Planning Commission on
the _____ day of _____ 20__.

Chairman-Ray Township Planning Commission

2017 SCHEDULE OF LAND USE FEES FOR RAY TOWNSHIP

ADMINISTRATIVE

PLANNER

ENGINEER

LEGAL

TOTAL-engineering fees not included see chart below

LAND USE DESCRIPTION	ADMINISTRATIVE	PLANNER	ENGINEER	LEGAL	TOTAL-engineering fees not included see chart below
Special Land Use	*\$1,085.00	*\$450.00 + \$45/acre	*Based on Acreage	**	\$1,535.00 + per acre fee
Private Road Rezoning	*\$1,195.00	*\$225.00 + \$7.50/acre	*Based on Acreage	\$160.00	\$1,580.00 + per acre fee
Signs	*\$1,275.00	\$450.00 + \$45/acre	---	**	\$1,725.00 + per acre fee
Site Plan	*\$500.00	\$30.00			\$530.00
Multiple Family	*\$910.00	*\$450.00 + \$3/unit	*Based on Acreage	**	\$1,360.00 + per unit
Open Space or P.U.D. (Preliminary Plan) (Final Plan)	*\$910.00	*\$450.00 + \$9/unit	*Based on Acreage	**	\$1,360.00 + per unit/acre fee
	*\$910.00	*\$450.00 + \$7.50/unit	*Based on Acreage	**	\$1,360.00 + per unit/acre fee
Commercial/Industrial (Individual or Large Scale)	*\$910.00	*\$450.00 + \$75/acre	*Based on Acreage	**	\$1,360.00 + per acre fee
Mobile Home	*\$910.00	*\$450.00 + \$3/unit	*Based on Acreage	**	\$1,360.00 + per unit/acre fee
Semi-Public	*\$910.00	*\$300.00 + \$30/acre	*Based on Acreage	**	\$1,310.00 + per acre fee
Cell Tower - Co-Location	*\$600.00	\$150.00	*Based on Acreage	**	\$750.00
Cell Tower - New	*\$530.00	\$320.00	*Based on Acreage	**	\$750.00
Site Condo Preliminary Review	*\$910.00	*\$450.00 + \$9/unit	*\$500.00 + \$10/unit	**	\$1,860.00 + per unit fee
Final Review	*\$910.00	*\$450.00 + \$7.50/unit	*\$400.00 + \$10/unit	\$160.00	\$1,920.00 + per unit fee
Subdivisions Tentative Preliminary Plat Re-review fee - 3 rd & subsequent	*\$910.00	*\$450.00 + \$9/lot	*\$500.00 + \$10/lot Hourly as incurred	**	\$1,860.00 + per lot fee
Final Preliminary Plat	*\$910.00	*\$450.00 + \$4.50/lot	*\$400.00 + \$10/lot	\$160.00	\$1,920.00 + per lot fee
Final Plat	*\$910.00	*\$150.00 + \$3/lot	*\$600.00 + \$10/lot	\$160.00	\$1,820.00 + per lot fee
Zoning Board of Appeals	*\$550.00				\$550.00
Special Meeting	*\$550.00	\$150.00	\$120.00 hourly as needed		\$700.00 + Engineered as needed

Fees not included above:
 Engineering fees- 1.5% of Cost Estimate of project, \$600.00 Minimum
 Engineering inspection deposit- 5% of Cost Estimate.

2017 SCHEDULE OF LAND USE FEES FOR RAY TOWNSHIP

Engineering Acreage Fees

0 – 2.0 Acres	\$250.00
2.01 – 5.0 Acres	\$300.00
5.01 – 10.0 Acres	\$350.00
10.01 – 20.0 Acres	\$550.00
Over 20.0 Acres	\$650.00

*All review fees are based on two (2) reviews.

** Legal review will be billed when needed.

All additional reviews will be billed as incurred.

ALL REVIEW FEES ARE NON-REFUNDABLE.

Approved – 12/20/16 Board Meeting

Fees not included above:

Engineering fees- 1.5% of Cost Estimate of project, \$600.00 Minimum

Engineering inspection deposit- 5% of Cost Estimate.

SECTION 2200 STATEMENT OF INTENT.

For all Special Land Use Approvals, a site plan must be submitted to the Township Planning Commission according to the requirements of Section 2101, Site Plan. The following review standards are provided to allow an opportunity to use a lot or parcel of land for an activity which, under usual circumstances, might be detrimental to other permitted land uses and cannot be permitted within the same district, but which use can be permitted under circumstances unique to the proposed location and subject to conditions acceptable to the community and providing protection to adjacent land use.

SECTION 2201 SPECIAL LAND USE APPROVAL REQUIRED.

- A. In all cases the power to grant special land use approval shall be and hereby is vested in the Planning Commission. Upon receipt of a written application and site plan, conducting the required public hearing and necessary review, the Planning Commission shall make a determination as to whether the proposed use or structure meets all ordinance requirements, the required standards and that there are no more adverse effects than would normally be associated with the subject district which in the opinion of the Planning Commission cause injury to the adjacent properties or residents, or the Township as a whole.

SECTION 2202 SPECIAL LAND USE STANDARDS.

- A. In considering all applications for special land use approval, the Planning Commission shall review each case individually as to its conformity and must find affirmative to each of the following standards as well as the standards for each special land use approval:
1. The proposed special approval land use will be of such location, size and character that it will be in harmony with the appropriate and orderly development of the surrounding neighborhood and/or vicinity and applicable regulations of the zoning district in which it is to be located.
 2. The use will be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved, taking into consideration vehicular turning movements, routes of traffic flow, proximity and relationship to intersections, adequacy of sight distances, location and access to off-street parking and provisions for pedestrian traffic, with particular attention to minimizing pedestrian-vehicle conflicts.
 3. The proposed use will be designated so that the location, size, intensity, site layout and periods of operation of the proposed use eliminate any excessive nuisance emanating there from which might be objectionable to the occupants of any other nearby permitted uses.
 4. The proposed use will be such that the proposed location and height of buildings or structures and location, nature and height of walls, fences and landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.
 5. The proposed use is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected.
 6. The proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located and will not be detrimental to existing and/or other permitted land uses in the zoning district.

General Provisions

Districts / Uses

Development Regulations

Process / Development

Zoning Board of Appeals and Nonconforming

Administration

Zoning Map

SECTION 2203 PROCEDURES.

General Provisions

Districts / Uses

Development Regulations

Process / Development

Zoning Board of Appeals and Nonconforming

Administration

Zoning Map

A. The appropriate number of copies of the proposed site plan and the application for special land use approval shall be submitted to the Township Offices on or before the set submission deadline. Copies of the application and site plan shall be submitted to the Planning Commission, Building Inspector, Fire Department, Planning Consultant, and other Township advisors as necessary (attorney, engineer, etc.). The Planning Commission may request comments from county, state or local agencies as they deem necessary.

- B. Upon receipt of an application (which shall also include the proposed site plan), the Township shall:
1. publish a notice of public hearing in the local newspaper;
 2. submit a notice of same to owners of the property in question;
 3. send or deliver notices to persons with assessed property within three hundred (300) feet; and
 4. send notices to occupants within three hundred (300) feet.

The notice shall be published no less than fifteen (15) days prior to the Planning Commission meeting at which the application will be considered.

The notice shall:

1. Describe the nature of the special land use request.
2. Indicate the property which is the subject of the special land use request.
3. State when and where the special land use request will be considered.
4. Indicate when and where written comments will be received concerning the request.

C. The Planning Commission shall review the application after proper notice has been given as required by State Law. The Commission shall base its recommendations upon review of the individual standards for that specific special land use, the standards of special land use approval and the requirements of this and all other applicable ordinances.

D. The Planning Commission shall consider the special land use for approval, conditional approval or denial. If the Commission determines that the particular special land use(s) should be allowed, it shall clearly set forth in writing the particular use(s) which have been allowed. Thereafter, the Township may issue a building permit in conformity with the particular special land use approval. In all cases where a particular special land use has been granted, application for a building permit must be made and received by the Township not later than one (1) year thereafter, or such approval shall automatically be revoked. Provided, however, that the Planning Commission may grant an extension for good cause shown under such terms and conditions and for such period of time not exceeding twelve (12) months as it shall determine to be necessary and appropriate.

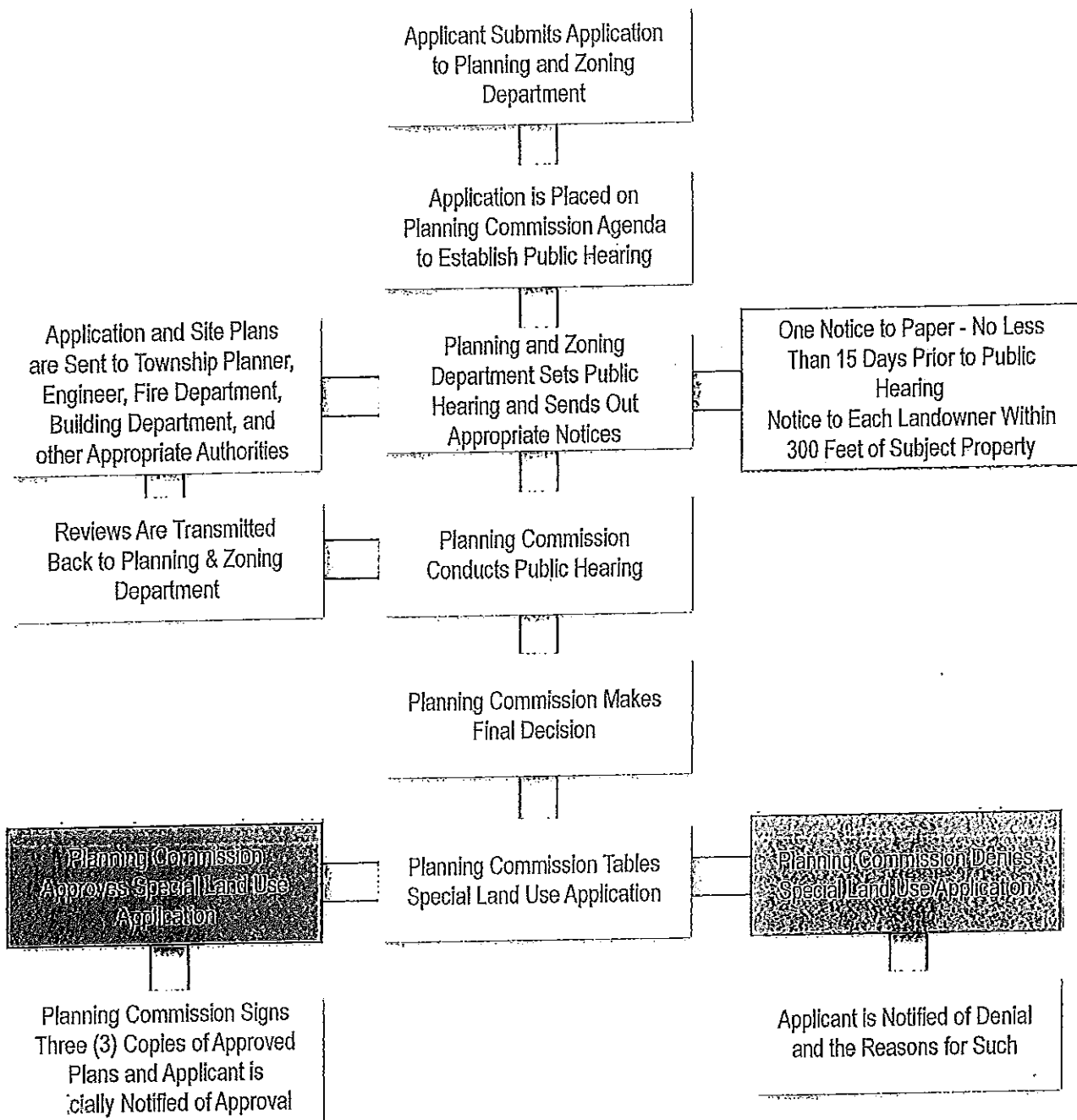
E. If the Planning Commission shall determine that the particular special land use(s) requested does not meet the standards of this Ordinance it shall deny the application by a written endorsement which clearly sets forth the reason for such denial.

F. The Planning Commission may impose such conditions or limitations 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 providing that such conditions meet the requirements of this Ordinance.

Any decision on a special land use shall be incorporated in a statement of conclusions relative to the special land use under consideration. The decision shall specify the basis for decision, and any conditions imposed.

- H. Appeals for dimensional aspects of a proposed special land use application shall be taken to the Township Zoning Board of Appeals as provided in Act 110 of Public Acts of 2006 as amended.

SECTION 2204 PROCESSING FLOWCHART



- General Provisions
- Districts / Uses
- Development Regulations
- Process / Development
- Zoning Board of Appeals and Nonconforming
- Administration
- Zoning Map

Use	District												
	R-1	RT	R30	R20	R15	RM	MHC	B-1	B-2	I-1	IR	RMU	IDMU
Accessory Commercial Uses	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	NP	NP	NP
Adult Foster Care	SLU	SLU	SLU	SLU	SLU	SLU	SLU	NP	NP	NP	SLU	SLU	SLU
Adult Orientated Business	NP	NP	NP	NP	NP	NP	NP	NP	NP	SLU	NP	NP	NP
Agribusiness	SLU	SLU	SLU	SLU	SLU	NP	NP	P	P	NP	NP	SLU	SLU
Airports, Airfields, Runways, Hangars	SLU	SLU	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP
Assembly Halls	SLU	SLU	SLU	SLU	SLU	SLU	SLU	P	P	SLU	SLU	SLU	P
Assembly (Manufacturing)	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP
Assisted Living	SLU	SLU	SLU	SLU	SLU	P	NP	SLU	SLU	NP	NP	SLU	SLU
Auto Repair Shop	NP	NP	NP	NP	NP	NP	NP	NP	SLU	P	SLU	NP	NP
Banquet Facilities	SLU	SLU	SLU	SLU	SLU	SLU	SLU	P	P	SLU	SLU	SLU	P
Banks	NP	NP	NP	NP	NP	NP	NP	P	P	SLU	NP	P	P
Barber Shop	NP	NP	NP	NP	NP	NP	NP	P	P	SLU	NP	P	P
Bed and Breakfast	SLU	SLU	SLU	SLU	SLU	SLU	NP	SLU	SLU	NP	NP	SLU	SLU
Broadband Towers	NP	NP	NP	NP	NP	NP	NP	SLU	SLU	SLU	SLU	NP	NP
Business Schools	NP	NP	SLU	SLU	SLU	SLU	SLU	P	P	P	NP	SLU	SLU
Car Wash	NP	NP	NP	NP	NP	NP	NP	NP	SLU	SLU	NP	NP	NP
Cellular Towers	NP	NP	NP	NP	NP	NP	NP	SLU	SLU	SLU	SLU	NP	NP
Cemeteries	SLU	SLU	SLU	SLU	SLU	SLU	NP	SLU	SLU	SLU	SLU	SLU	SLU
Churches and Other Places of Worship	SLU	SLU	SLU	SLU	SLU	SLU	SLU	P	P	SLU	SLU	SLU	SLU
Coffee Shops	NP	NP	NP	NP	NP	NP	NP	P	P	SLU	NP	P	P
Colleges and Universities	SLU	SLU	SLU	SLU	SLU	SLU	NP	P	P	SLU	SLU	SLU	P
Commercial Vehicle Storage (Outdoor)	SLU	SLU	NP	NP	NP	NP	NP	SLU	SLU	SLU	SLU	NP	NP
Concert Halls	NP	NP	NP	NP	NP	NP	NP	NP	SLU	SLU	NP	NP	SLU
Concrete, Asphalt, or other Bituminous plants	NP	NP	NP	NP	NP	NP	NP	NP	NP	SLU	NP	NP	NP
Contractor Yard	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	SLU	NP	NP
Convalescent, Rest Home, Nursing Home	SLU	SLU	SLU	SLU	SLU	SLU	NP	SLU	SLU	NP	NP	SLU	SLU
Convenience Store	NP	NP	NP	NP	NP	NP	NP	P	P	SLU	NP	P	P
Crematorium	NP	NP	NP	NP	NP	NP	NP	NP	NP	SLU	NP	NP	NP
Drive In / Thru Establishments	NP	NP	NP	NP	NP	NP	NP	NP	SLU	SLU	NP	SLU	SLU

General Provisions

Districts / Uses

Development Regulations

Development Provisions

Zoning Board of Appeals and Nonconforming

Administration

Zoning Map

DST

DISTRICTS

General Provisions

Districts / Uses

Development Regulations

Business / Development

Zoning Board of Appeals and Nonconforming

Administration

Zoning Map

Use	District												
	R1	RT	R30	R20	R15	RM	MHC	B-1	B-2	I-1	IR	RMU	DMU
Drug Store	NP	NP	NP	NP	NP	NP	NP	P	P	SLU	NP	P	P
Dry Cleaning	NP	NP	NP	NP	NP	NP	NP	P	P	SLU	NP	P	P
Eating and Drinking Establishment	NP	NP	NP	NP	NP	NP	NP	P	P	SLU	NP	SLU	P
Emergency Clinics	NP	NP	NP	NP	NP	NP	NP	SLU	SLU	SLU	NP	SLU	SLU
Essential Services	P	P	P	P	P	P	P	P	P	P	P	P	P
Family Child Care	P	P	P	P	P	P	P	NP	NP	NP	P	P	P
Farms / Farm Buildings	P	P	P	P	P	P	P	P	P	P	P	P	P
Fast Food Restaurants	NP	NP	NP	NP	NP	NP	NP	NP	SLU	SLU	NP	NP	SLU
Feedlots	SLU	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Fraternal Organizations / Lodge Clubs	SLU	SLU	SLU	SLU	SLU	NP	NP	P	P	NP	NP	SLU	P
Funeral Homes / Mortuaries	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP	P
Gas Station	NP	NP	NP	NP	NP	NP	NP	NP	SLU	SLU	SLU	NP	NP
Grocery Store	NP	NP	NP	NP	NP	NP	NP	P	P	SLU	NP	P	P
Group Child Care	SLU	SLU	SLU	SLU	SLU	SLU	SLU	NP	NP	NP	SLU	SLU	SLU
Hair Salons	NP	NP	NP	NP	NP	NP	NP	P	P	SLU	NP	P	P
Hardware Store	NP	NP	NP	NP	NP	NP	NP	P	P	SLU	NP	P	P
Home Occupations (Type I)	P	P	P	P	P	P	P	NP	NP	NP	P	P	P
Home Occupations (Type II)	SLU	SLU	SLU	SLU	SLU	SLU	SLU	NP	NP	NP	NP	NP	NP
Hookah Lounge	NP	NP	NP	NP	NP	NP	NP	SLU	P	SLU	NP	SLU	P
Hospitals	NP	NP	NP	NP	NP	SLU	NP	SLU	SLU	SLU	SLU	SLU	SLU
Hotels / Motels	NP	NP	NP	NP	PNPP	NP	NP	NP	P	SLU	NP	NP	SLU
Incineration or Compaction of Garbage	NP	NP	NP	NP	PNP	NP	NP	NP	NP	SLU	NP	NP	NP
Indoor Commercial Recreation	NP	NP	NP	NP	NP	NP	NP	NP	P	SLU	SLU	NP	SLU
Junkyards	NP	NP	NP	NP	NP	NP	NP	NP	NP	SLU	NP	NP	NP
Kennels and Animal Rescues	SLU	SLU	NP	NP	NP	NP	NP	SLU	P	P	SLU	SLU	NP
Laboratories	NP	NP	NP	NP	NP	NP	NP	SLU	SLU	SLU	SLU	NP	NP
Landfill	SLU	SLU	NP	NP	NP	NP	NP	NP	NP	SLU	NP	NP	NP
Landscape Yards	NP	NP	NP	NP	NP	NP	NP	NP	SLU	SLU	SLU	NP	NP
Large Scale Recreation	SLU	SLU	SLU	SLU	SLU	NP	NP	SLU	SLU	SLU	SLU	SLU	SLU

Use	District												
	R-1	RT	R30	R20	R15	RM	MHC	B-1	B-2	I-1	IR	RMU	DMU
Laudries (Self Service)	NP	NP	NP	NP	NP	NP	NP	P	P	SLU	NP	P	P
Manufacturing	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP
Manufactured Home Developments	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	NP	NP	NP
Medical /Dental Office	NP	NP	NP	NP	NP	NP	NP	P	P	SLU	NP	SLU	P
Mini Storage	NP	NP	NP	NP	NP	NP	NP	NP	SLU	SLU	SLU	NP	NP
Mining and Extraction	SLU	SLU	SLU	SLU	SLU	NP	NP	NP	NP	SLU	SLU	SLU	NP
Multiple Family Dwellings	NP	NP	NP	NP	NP	P	NP	NP	NP	NP	NP	NP	SLU
Municipal Buildings (Township)	P	P	P	P	P	P	P	P	P	P	P	P	P
Nursery Schools and Care Centers	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU
Offices	NP	NP	NP	NP	NP	NP	NP	P	P	P	P	SLU	P
Open Air Business	NP	NP	NP	NP	NP	NP	NP	SLU	SLU	SLU	SLU	SLU	SLU
Open Space Developments	P	P	P	P	P	NP	NP	NP	NP	NP	NP	P	NP
Outdoor Seating and Entertainment	NP	NP	NP	NP	NP	NP	NP	SLU	SLU	NP	NP	SLU	SLU
Outdoor Storage (Primary Use)	NP	NP	NP	NP	NP	NP	NP	NP	SLU	SLU	SLU	NP	NP
Packaging Facilities	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP
Paint Shops (Commercial)	NP	NP	NP	NP	NP	NP	NP	NP	NP	SLU	SLU	NP	NP
Pawn Shops	NP	NP	NP	NP	NP	NP	NP	NP	SLU	SLU	NP	NP	NP
Pharmacies	NP	NP	NP	NP	NP	NP	NP	P	P	SLU	SLU	P	P
Private Clubs	NP	NP	NP	NP	NP	SLU	NP	P	P	SLU	SLU	P	P
Private Roads	SLU	SLU	SLU	SLU	SLU	NP	NP	SLU	SLU	SLU	SLU	SLU	SLU
Processing Facilities	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP
Public Buildings (Other than Ray Township Buildings)	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU
Public Utilities and the Like (Public and Private)	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU
Recycling Facilities	NP	NP	NP	NP	NP	NP	NP	NP	NP	SLU	SLU	NP	NP
Research Facilities	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP
Restaurants	NP	NP	NP	NP	NP	NP	NP	P	P	SLU	NP	P	P

General Provisions

Districts / Uses

Development Regulations

Process / Development

Zoning Board of Appeals and Nonconforming

Administration

Zoning Map

DISTRICTS

General Provisions

Districts / Uses

Development Regulations

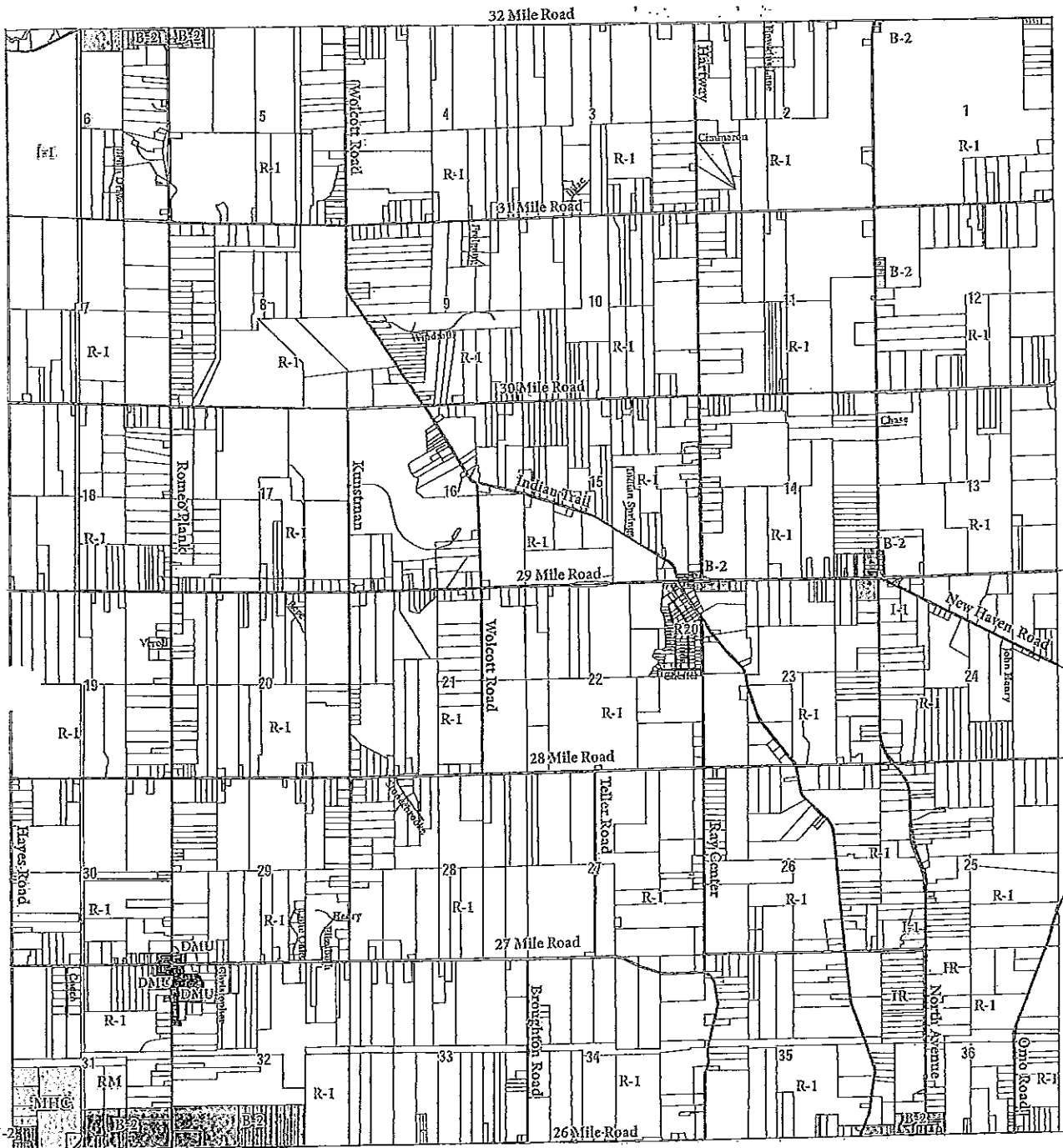
Process / Development

Zoning Board of Appeals and Non-Conforming

Administration

Zoning Map

Use	District												
	RT	RT	R30	R20	R15	RM	MHC	B-1	B-2	I-1	IR	RMU	DMU
Retail Business for the Sale of Merchandise	NP	NP	NP	NP	NP	NP	NP	P	P	SLU	NP	P	P
Retail Business with Industrial Character	NP	NP	NP	NP	NP	NP	NP	NP	NP	SLU	SLU	NP	NP
Roadside Stands	P	P	P	P	P	P	P	P	P	P	P	P	P
Schools, Private or Parochial	SLU	SLU	SLU	SLU	SLU	SLU	SLU	NP	NP	NP	NP	SLU	NP
Second Hand / Consignment Stores	NP	NP	NP	NP	NP	NP	NP	P	P	SLU	NP	SLU	P
Senior Housing	SLU	SLU	SLU	SLU	SLU	P	NP	SLU	SLU	NP	NP	SLU	SLU
Single Family Dwellings	P	P	P	P	P	SLU	NP	NP	NP	NP	P	P	P
Condominium / Site Condominium	P	P	P	P	P	P	P	P	P	P	P	P	P
Sod Farms	P	P	P	P	P	P	P	P	P	P	P	P	P
Solar Farms	SLU	SLU	SLU	SLU	SLU	NP	NP	SLU	SLU	SLU	SLU	SLU	SLU
State Licensed Residential Facilities (Under 6 Persons)	P	P	P	P	P	P	P	NP	NP	NP	P	P	P
Storage of Commercial Vehicles	SLU	SLU	NP	NP	NP	NP	NP	NP	NP	SLU	SLU	SLU	NP
Tailors and Seamstresses	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	P	P
Temporary Housing	P	P	P	P	P	NP	NP	NP	NP	NP	NP	P	P
Theaters	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	SLU
Tree / Shrub Nurseries	NP	NP	NP	NP	NP	NP	NP	NP	SLU	SLU	SLU	NP	SLU
Trucking Operations	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	SLU	NP	NP
Vehicle Sales (Outdoor)	NP	NP	NP	NP	NP	NP	NP	NP	SLU	SLU	NP	NP	NP
Veterinarian and Animal Clinics	SLU	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP	P
Warehousing (interior)	NP	NP	NP	NP	NP	NP	NP	NP	SLU	P	P	NP	NP
Wedding Chapels	SLU	SLU	SLU	SLU	SLU	SLU	NP	P	P	NP	NP	SLU	P
Wind Energy Conversion Systems (under 80)	P	P	P	P	P	SLU	SLU	SLU	SLU	SLU	SLU	P	SLU
Wind Farms	SLU	SLU	SLU	SLU	SLU	NP	NP	NP	NP	SLU	SLU	SLU	NP
Yard Waste Composting Facilities	NP	NP	NP	NP	NP	NP	NP	NP	NP	SLU	NP	NP	NP



General Provisions

Districts / Uses

Development Regulations














Process / Development

Zoning Board of Appeals and Nonconforming

Administration

Zoning Map

ZONING MAP

	AGRICULTURAL RESIDENTIAL		MANUFACTURED HOUSING DISTRICT
	RESIDENTIAL TRANSITIONAL		LOCAL BUSINESS DISTRICT
	SINGLE FAMILY RESIDENTIAL LOW		GENERAL BUSINESS DISTRICT
	SINGLE FAMILY RESIDENTIAL MEDIUM		MIXED USE DISTRICT
	SINGLE FAMILY RESIDENTIAL HIGH		INDUSTRIAL RESIDENTIAL DISTRICT
	RESIDENTIAL MIXED USE		INDUSTRIAL DISTRICT
	RESIDENTIAL MODERATE		

2017 SCHEDULE OF LAND USE FEES FOR RAY TOWNSHIP

LAND USE DESCRIPTION	ADMINISTRATIVE	PLANNER	ENGINEER	LEGAL	TOTAL-engineering fees not included see chart below
Special Land Use	*\$1,085.00	*\$450.00 + \$45/acre	*Based on Acreage	**	\$1,535.00 + per acre fee
Private Road	*\$1,195.00	*\$225.00 + \$7.50/acre	*Based on Acreage	\$160.00	\$1,580.00 + per acre fee
Rezoning	*\$1,275.00	\$450.00 + \$45/acre	---	**	\$1,725.00 + per acre fee
Signs	*\$500.00	\$30.00			\$530.00
Site Plan					
Multiple Family	*\$910.00	*\$450.00 + \$3/unit	*Based on Acreage	**	\$1,360.00 + per unit
Open Space or P.U.D. (Preliminary Plan)	*\$910.00	*\$450.00 + \$9/unit	*Based on Acreage	**	\$1,360.00 + per unit/acre fee
(Final Plan)	*\$910.00	*\$450.00 + \$7.50/unit	*Based on Acreage	**	\$1,360.00 + per unit/acre fee
Commercial/Industrial (Individual or Large Scale)	*\$910.00	*\$450.00 + \$75/acre	* Based on Acreage	**	\$1,360.00 + per acre fee
Mobile Home	*\$910.00	*\$450.00 + \$3/unit	* Based on Acreage	**	\$1,360.00 + per unit/acre fee
Semi-Public	*\$910.00	*\$300.00 + \$30/acre	* Based on Acreage	**	\$1,310.00 + per acre fee
Cell Tower - Co-Location	*\$600.00	\$150.00	*Based on Acreage	**	\$750.00
Cell Tower - New	*\$530.00	\$320.00	*Based on Acreage	**	\$750.00
Site Condo					
Preliminary Review	*\$910.00	*\$450.00 + \$9/unit	*\$500.00 + \$10/unit	**	\$1,860.00 + per unit fee
Final Review	*\$910.00	*\$450.00 + \$7.50/unit	*\$400.00 + \$10/unit	\$160.00	\$1,920.00 + per unit fee
Subdivisions					
Tentative Preliminary Plat Re-review fee - 3 rd & subsequent	*\$910.00	*\$450.00 + \$9/lot	*\$500.00 + \$10/lot Hourly as incurred	**	\$1,860.00 + per lot fee
Final Preliminary Plat	*\$910.00	*\$450.00 + \$4.50/lot	*\$400.00 + \$10/lot	\$160.00	\$1,920.00 + per lot fee
Final Plat	*\$910.00	*\$150.00 + \$3/lot	*\$600.00 + \$10/lot	\$160.00	\$1,820.00 + per lot fee
Zoning Board of Appeals	***\$1,000.00				\$1,000.00
Special Meeting	*\$550.00	\$150.00	\$120.00 hourly as needed		\$700.00 + Engineered as needed

Fees not included above:
 Engineering fees- 1.5% of Cost Estimate of project, \$600.00 Minimum
 Engineering inspection deposit- 5% of Cost Estimate.

2017 SCHEDULE OF LAND USE FEES FOR RAY TOWNSHIP

Engineering Acreage Fees	
0 – 2.0 Acres	\$250.00
2.01 – 5.0 Acres	\$300.00
5.01 – 10.0 Acres	\$350.00
10.01 – 20.0 Acres	\$550.00
Over 20.0 Acres	\$650.00

*All review fees are based on two (2) reviews.
 ** Legal review will be billed when needed.
 All additional reviews will be billed as incurred.

ALL REVIEW FEES ARE NON-REFUNDABLE.

Approved – 12/20/16 Board Meeting
 ***ZBA Fee adopted - 7/18/17

Fees not included above:
 Engineering fees- 1.5% of Cost Estimate of project, \$600.00 Minimum
 Engineering inspection deposit- 5% of Cost Estimate.

2017 Meeting Dates and Deadlines

Planning Commission		Zoning Board of Appeals	
Planning Commission Meetings	Deadline for Submissions	Z.B.A. Meetings	Deadline for Submissions
January 10, 2017	December 12, 2016	January 24, 2017	January 3, 2017
February 14, 2017	January 24, 2017	Scheduled if needed	At least 21 days prior
March 14, 2017	February 21, 2017	March 28, 2017	March 7, 2017
April 11, 2017	March 21, 2017	April 25, 2017	April 4, 2017
May 9, 2017	April 18, 2017	May 23, 2017	May 2, 2017
June 13, 2017	May 23, 2016	June 27, 2017	June 6, 2017
July 11, 2017	June 20, 2017	July 25, 2017	July 3, 2017
August 8, 2017	July 18, 2017	August 22, 2017	August 1, 2017
September 12, 2017	August 22, 2017	September 26, 2017	September 5, 2017
October 10, 2017	September 19, 2017	October 24, 2017	October 3, 2017
November 14, 2017	October 24, 2017	November 28, 2017	November 7, 2017
December 12, 2017	November 21, 2017	Scheduled if needed	At least 21 days prior