



Charter Township of Orion

Planning & Zoning Department

2323 Joslyn Rd., Lake Orion MI 48360

P: (248) 391-0304 ext. 5000

Checklist for Site Plan Approval Application

Applications must be submitted by noon on Wednesday, three (3) weeks prior to a scheduled meeting. Meetings are held on the first and third Wednesday of each month, unless otherwise specified.

Pursuant to Zoning Ordinance 78, Section 30.01(C)(8) the applicant or a designated representative must be at all scheduled review meetings. Refer to Section 30.01(F) for the criteria the Planning Commission will use to evaluate a site plan.

The following must accompany your completed application; incomplete submittals will not be accepted.

- Complete application including original ink signatures of property owner and the applicant.
- The Site Plan Review fees calculated using Ordinance No. 41.
- Proof of ownership. Acceptable forms of documentation include: Warranty Deed, Quit Claim Deed, Land Contract, or Option to Purchase with a Copy of the Warranty Deed.
- Traffic Study if applicable.
- Wetlands Permit application if applicable.
- Three (3) sets of signed and sealed 24" x 36" detailed site plans containing all elements within Zoning Ordinance No. 78, Section 30.01(E) need to be delivered to the Township to the above address.
- Three (3) sets of all supporting documents, reports, studies etc.
- PDF format copy of all information submitted (may be emailed or provided on a USB/flash drive).
- Proof of submittal to outside agencies

The Township reserves the right to request additional copies of printed materials as necessary.

If you have any questions, please call the Planning & Zoning Director at (248) 391-0304 ext. 5000.



Charter Township of Orion Planning Commission Site Plan Approval Application

30.1 , A. Intent: The site plan review procedures and standards are intended to provide an opportunity for consultation and cooperation between the applicant and the Planning Commission so as to achieve maximum utilization of land with minimum adverse effects on adjoining property. Furthermore, it is the intent of these procedures and standards to allow for review of site plans by the Planning Commission, to provide a consistent and uniform method of review, and to ensure full compliance with the standards contained within Zoning Ordinance 78, and other applicable local ordinances and State and Federal laws.

Project Name: _____

Name of Development if applicable: _____

Applicant	Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Phone: _____ Cell: _____ Fax: _____ Email: _____
* Property Owner(s)	Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Phone: _____ Cell: _____ Fax: _____ Email: _____ * If the name on the deed does not match the name of the property owner on this application, documentation showing the individual is the same as the company name must be provided.
Plan Preparer Firm/Person	Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Phone: _____ Cell: _____ Fax: _____ Email: _____
Project Contact Person	Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Phone: _____ Cell: _____ Fax: _____ Email: _____

Property Description	Sidwell Number(s): _____ Location or Address of Property: _____ Side of Street: _____ Nearest Intersection: _____ Acreage: _____ Current Use of Property: _____ Is the complete legal description printed on the site plan? <input type="checkbox"/> Yes <input type="checkbox"/> No (if no please attach to the application)								
Project Information	Subject Property Zoning: _____ Adjacent Zoning: N. _____ S. _____ E. _____ W. _____ List any known variances needed (subject to change based on Township consultant's review) _____ _____ Give a detailed description of the proposed development, including the number and size of the buildings or units being proposed _____ _____								
Submittal to Outside Agencies	<p>Pursuant to Zoning Ordinance 78, Section 30.01 C. a copy of this application and two copies of the site plan must be submitted to the each of the following agencies. <u>Please provide the Township with a copy of each transmittal as proof of delivery.</u></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"> AT&T 54 Mill St. Pontiac, MI 48342 </td> <td style="width: 50%;"> Consumers Power Company 530 W. Willow St. Lansing, MI 48906 </td> </tr> <tr> <td> DTE Energy Co. ATTENTION: NW Planning & Design 1970 Orchard Lake Rd. Sylvan Lake, MI 48320 </td> <td> Oakland County Health Department Building 34 East 1200 N. Telegraph Rd. Pontiac, MI 48341 </td> </tr> <tr> <td> Michigan Department of Transportation (if applicable) To Be Submitted by the Township </td> <td> Road Commission of Oakland County (if applicable) ssinkowski@rcoc.org (electronic submittal only) </td> </tr> <tr> <td> Oakland County Water Resources To Be Submitted by the Township </td> <td></td> </tr> </table>	AT&T 54 Mill St. Pontiac, MI 48342	Consumers Power Company 530 W. Willow St. Lansing, MI 48906	DTE Energy Co. ATTENTION: NW Planning & Design 1970 Orchard Lake Rd. Sylvan Lake, MI 48320	Oakland County Health Department Building 34 East 1200 N. Telegraph Rd. Pontiac, MI 48341	Michigan Department of Transportation (if applicable) To Be Submitted by the Township	Road Commission of Oakland County (if applicable) ssinkowski@rcoc.org (electronic submittal only)	Oakland County Water Resources To Be Submitted by the Township	
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Oakland County Water Resources To Be Submitted by the Township									

I/We, the undersigned, do hereby submit this application for Site Plan Approval, pursuant to the provisions of the Charter Township of Orion Zoning Ordinance; No. 78, Section 30.01, and applicable ordinance requirements. In support of this request the above facts are provided. I hereby certify that the information provided is accurate and the application that has been provided is complete.

Signature of Applicant: _____ **Date:** _____
(must be original ink signature)

Print Name: _____

I, the property owner, hereby give permission to the applicant listed above to act as my agent in submitting applications, correspondence and to represent me at all meetings. I also grant permission to the Planning Commission members to visit the property, without prior notification, as is deemed necessary.

Signature of Owner (if the deed of ownership does not show an individual, ie is a corporation, partnership, etc., documentation must be provided showing the individual signing this application has signing rights for the entity):

(must be original ink signature) _____ **Date:** _____

Print Name: _____
 Version 4/21/22



Charter Township of Orion

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Project Name _____

PC# _____ Parcel#(s) _____

Please select an option below:

Permission to Post on Web Site

By signing below as applicant and on behalf of my consultants, we agree to allow the plans for the above-named project, in which approval is being sought by the Planning Commission and/or Township Board, to be posted on the Township website.

Signature of Applicant

Date

Printed Name of Applicant

Do not want plans posted on Web Site

SURVEY FOR BUILDER/DEVELOPERS

Did you know Orion Township is located within the Clinton River Watershed?

A watershed is another name for a river basin. It is an area of land that drains into a common body of water. Did you know that rainwater and melting snow makes its way into our lakes and the Clinton River after it leaves the parking lot or storm drain? Orion Township, along with our neighboring communities, is in the process of developing a watershed management plan to comply with Federal stormwater permit regulations to improve the quality of stormwater generated from new development and redevelopment. Your opinion on the following questions would be appreciated. Please answer these short questions and return to the Building Department.

1. Please rate the following governmental goals and objectives.

	Very Important	Important	Not Important	Don't know
Improving Recreational Quality & Opportunities				
Preserving Fish & Wildlife Habitat				
Reducing erosion and flooding				
Protecting wetlands and woodlands				

2. How significant do you believe the problems caused by soil erosion, chemicals such as fertilizer, oil and pesticides are in the watershed?

Very Significant	Somewhat Significant	Insignificant	Don't Know

3. Are you aware of the functional benefits of preserving natural features in stormwater management, such as increasing infiltration capacity and slowing runoff and decreasing infrastructure expenses?

YES

NO

4. Have you experienced a correlation between preservation of natural areas and quality of the development or sales volume?

YES

NO

5. Have you implemented State recommended Best Management Practices (BMPs), such as bio-retention, vegetated swales, or porous pavement in past developments?

YES

NO

Over Please

SURVEY FOR BUILDER/DEVELOPERS

6. Would you be interested in participating in future surveys or volunteer committees?

YES

NO

Contact Information

Name	
Address	
Phone	
Email	