

PHASE THREE: OBTAINING SITE PLAN APPROVAL

Ronald E. Reynolds
BERRY & REYNOLDS, P.C.
32255 Northwestern Highway Suite 280
Farmington Hills, Michigan 48334
248-851-3434
FAX 248-851-4743

Municipal Site Plan Approval

A. Key Documents:

Zoning Ordinance

Zoning Map

Master Plan/Future Land Use Plan

B. The Players:

Zoning/Planning Department

Site Plan Committee

Planning Commission

Board/Council

Zoning Board of Appeal

C. Approval Processes

Permitted Uses

Rezoning

Text Amendment

Special Land Use

Variances

Planned Unit Development (PUD)

D. Site Plan Approval Process (Permitted Use)

Application (and Fee)

Informal Meetings

Building/Planning Department

Site Plan Committee/Planning Commission

More Fees

Planning Commission – Recommendation

Board/Council Approval

Zoning Board of Appeal (Quasi - Judicial)

Construction Plans/Building Permit (More Fees)

Project Construction

Inspections/Certificates of Occupancy

E. Additional Approvals

Road Commission

Curb Cuts

Road Improvements

(Fees)

Drain Commission

Sewer

(More Fees)

Michigan Department of Environmental Quality

Wetlands

(Even More Fees)

E. Site Plan Approval (Non-permitted use)

Good luck, the price of poker just went up

Who do you know?

Public Hearings

The “friendly” lawsuit and consent judgment

The unfriendly lawsuit