

South Haven Charter Township
09761 Blue Star Hwy South Haven MI 49090
269-637-3305 shtwp.zoninga@gmail.com
Zoning Department 111 Grand St Allegan MI 49010 1-800-626-5964 mtsallegran@frontier.com

Shoreline Protection Application
Section 14B

Fee: \$75.00, payable to South Haven Township

Property Owner

Name _____

Address _____ City _____ Zip _____

Telephone _____ Email _____

Representative (if applicable) _____

Telephone _____ Email _____

Applicant (if different from Owner)

Name _____

Address _____ City _____ Zip _____

Telephone _____ Email _____

Property Address: _____

Property Number(s) 80-17- _____

Describe proposed activity: _____

Attach additional information

Signature of Property Owner _____ Date _____

Signature of Applicant _____ Date _____

(owner and applicant must sign)

Shoreline Protection Permit Approval

Fee paid _____ Site plan submitted _____

Zoning Administrator approval _____

Signature _____ Date _____

Conditions: _____

Zoning Administrator denial _____

Signature _____ Date _____

Reason for denial: _____

Planning Commission approval date: _____

Conditions: _____

Planning Commission denial _____

Reason for denial: _____

14B.03 A. Site Plan Approval Standards

In addition to Site Plan Review Standards set forth elsewhere in the South Haven Township Zoning Ordinance, the following standards shall be considered by the Zoning Administrator or Planning Commission when reviewing a Site Plan submission in the Shoreline Protection Overlay District:

1. The Site Plan shall demonstrate that erosion and sedimentation shall be prevented, and that the risk of structural loss due to future changes in lake levels is minimized;
2. Site development shall be fitted to the topography and soil so as to create the least potential for vegetation loss and site disturbance on adjacent properties.

14B.03 B. Site Plan Data Required

An application for a land use permit in the Shoreline Protection Overlay District requires submission of a site plan, even if the underlying zoning district does not require a site plan. The site plan must contain the following documents and information:

1. Two complete sets of plans that show the placement of any buildings or other structures, delineate a perimeter line encompassing all proposed activities, and identify the location and extent of the Shoreline Protection Overlay District boundary;
2. All shoreline types and coastal resources should be identified, including bluff ridges, wetland boundaries, dune crest, ordinary high water mark, and tree line (as defined by trees with a minimum diameter of 4" DBH), and first landward boundary of native grasses;

3. A description of outdoor lighting;
4. A plan for controlling traffic to the lakefront, detailing construction and maintenance of paths, stairs or boardwalks;
5. A Grading Plan that delineates areas of cut and fill, and identifies changes in topography and drainage. If the area to be graded exceeds a depth or fill of two (2) feet the applicant shall submit a map showing the existing contours of the site and finished contours to be achieved by grading. Contours shall be sufficiently detailed to define the topography over the entire site (generally at two-foot intervals) and shall be design to have no impact upon neighboring properties;
6. Detailed drawings and descriptions of all temporary and permanent soil erosion and sedimentation control measures, and bank stabilization measures as submitted to the Soil Erosion Control Enforcement Officer;
7. Detailed drawings delineating areas to be cleared of vegetation before and during development activities, with area calculations and descriptions of the vegetation to be removed, and detailed drawings and descriptions of proposed vegetation restoration for those same areas;
8. Detailed drawings that show the location of existing structures on the property, as well as dwellings on neighboring parcels;
9. Detailed map identifying the location of property, including a full tax identification number, location of the nearest public road intersection, a north arrow and map scale;
10. The name, address, professional status, license number (if applicable), and phone number of the person who prepared the plan;

14B.03 C. Site Plan Review Procedures

1. The Zoning Administrator shall review and approve permits for the construction of any single family dwelling, or accessory buildings or structural additions to a proposed or existing single family dwelling, on lots or parcels with Lake Michigan frontage.
2. The Planning Commission shall review and approve permits for the construction of any commercial or industrial structures, or residential applications for more than one dwelling, or any other structure, land use, or clearing and grading, or other earth removal activities on lots or parcels with of Lake Michigan frontage.

For additional ordinance regulations review all of Section 14B