

Article IX – Supplementary Regulations
Section 908 – Special Land Uses (continued)

the area and will be detrimental to the use and/or development of adjacent properties and/or the general neighborhood.

The Planning Commission shall sign the rejection, and may add whatever notes it feel compelled to add, including specific reasons for rejection of the application for a special land use, deficient facts and/or evidence, and the vote total from the Commission.

- ii. A special land use may be granted when the Planning Commission finds evidence -- which was produced at hearing -- that the following conditions existed and are stated in writing to the Zoning Enforcement Officer and the Applicant(s) stating verbatim one of the three sections:

- a) The proposed use does not adversely affect the developmental plan for physical development of Clark Township as embodied in the Zoning Ordinance and in any Master Plan or portion thereof adopted by the Clark Township Board.

or

- b) The proposed use will not affect adversely the health and safety of residents or workers in the area and will not be detrimental to the use or development of adjacent properties or the general neighborhood.

or

- c) The standards as may be set forth for a particular use for which a special land use may be granted, can and will be met by the applicant.

4. Draft of Permit for Special Land Use:

Following the approval of a special land use request, the Planning Commission, in addition to implementing the language from above, shall draft, or order the Zoning Enforcement Officer to draft, a Special Land Use Permit for the requested use. The applicant shall then be allowed to use the land according to the special land use.

5. Requirement of Building Permit and Zoning Requirements:

A special land use permit is not to be interpreted as a permit to build whatever is desired upon the property. Rather, it is a permit to conduct a certain operation upon that land that is not listed in the permitted uses of this Zoning Ordinance under the relevant Zoned District. A permit to conduct such operations is not a building permit. Any structures placed upon such property, regardless of the existence of a special land use permit, shall comply with all of the height, size, set back, and other such restrictions contained within the Zoning Ordinance and a building permit shall be issued for construction to be allowed.

6. Special Provisions:

The Planning Commission may, and is hereby empowered to, add to the specific provisions herein, others that it may deem necessary to protect adjacent properties, the general neighborhood, and the residents and workers therein.