

Sec. 701 CONDITIONAL USE PERMITS

No conditional use shall be established in any zoning district except upon permit issued by the Township Planning Commission, which shall be guided in making a decision by the standards set forth in this Ordinance. Any person seeking a conditional use permit shall provide to the Township Planning Commission such information as it may reasonably require to determine whether the grant of the requested permit is authorized by law. The Planning Commission shall review the particular facts and circumstances of each Conditional Use proposal in terms of the following standards and shall find adequate evidence showing that the proposed use:

- (A) Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that the use will not change the essential character of the same area
- (B) Will not be hazardous or disturbing to existing or future neighboring uses;
- (C) Will not diminish the value of land, buildings, or structures in the District;
- (D) Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, refuse disposal, or schools, and that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service;
- (E) Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;
- (F) Will not involve uses, activities, processes, materials and equipment and conditions of operation that will be detrimental to any person, property, or the general welfare by reason of excessive production of noise, traffic, smoke, fumes, glare, or odors; and
- (G) Will protect the public health, safety, and general welfare of the community.

Procedure shall be pursuant to Section 105 of this Ordinance.