

Phone: (989) 492-0540

FRANKENLUST TOWNSHIP ZONING PERMIT

Permit # _____

Parcel # 09-030-_____ Today's Date _____

Property Owner's Name _____ Phone No. _____

Applicant's Name (if different from owner) _____ Phone No. _____

Mailing Address _____

Property Location _____

Between _____ And _____ Roads

Proposed Building _____ Use _____

Lot Size _____ Road Frontage _____ Corner Lot? Yes No

Current Zoning _____ e-mail _____

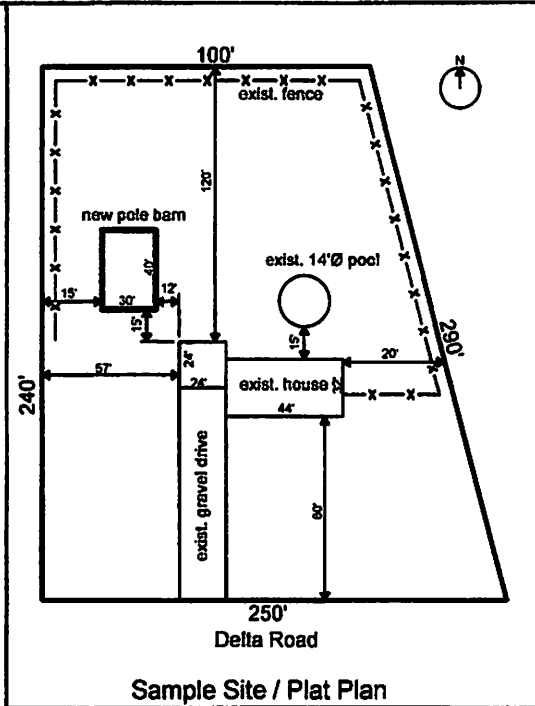
Please use the back of this sheet to draw your lot including existing features and proposed features (see sample below) Please draw site to scale (one square = 10') if possible. Show all Proposed features with darker lines.

REQUIRED INFORMATION (please check when complete):

- All lot lines and Lot dimensions
- All roads adjacent to site
- Show existing structures & features (fences, pools etc.) and their sizes
- Show where proposed structure will be placed (darker lines)
- Show dimensions to proposed structure from all property lines
- Show distances between all buildings
- Show property grading and storm water drainage
- Show structure height
- Show accessory building maximum garage door heights where applicable

*Should legal fees be necessary they are the responsibility of the applicant. This zoning permit Expires 1 year from the date of approval. Zoning permits are not transferable.

I certify that the information shown on this application / permit is accurate to the best of my knowledge



Is this property in a flood plain? Yes No

Property Owner's Signature

For Office Use Only

I hereby certify that the foregoing application meets all the requirements of the Frankenlust Township Zoning Ordinance.

Rodney Nanney, Zoning Administrator

Date Approved

Comments _____

* Reason for Denial - _____

Rodney Nanney, Zoning Administrator

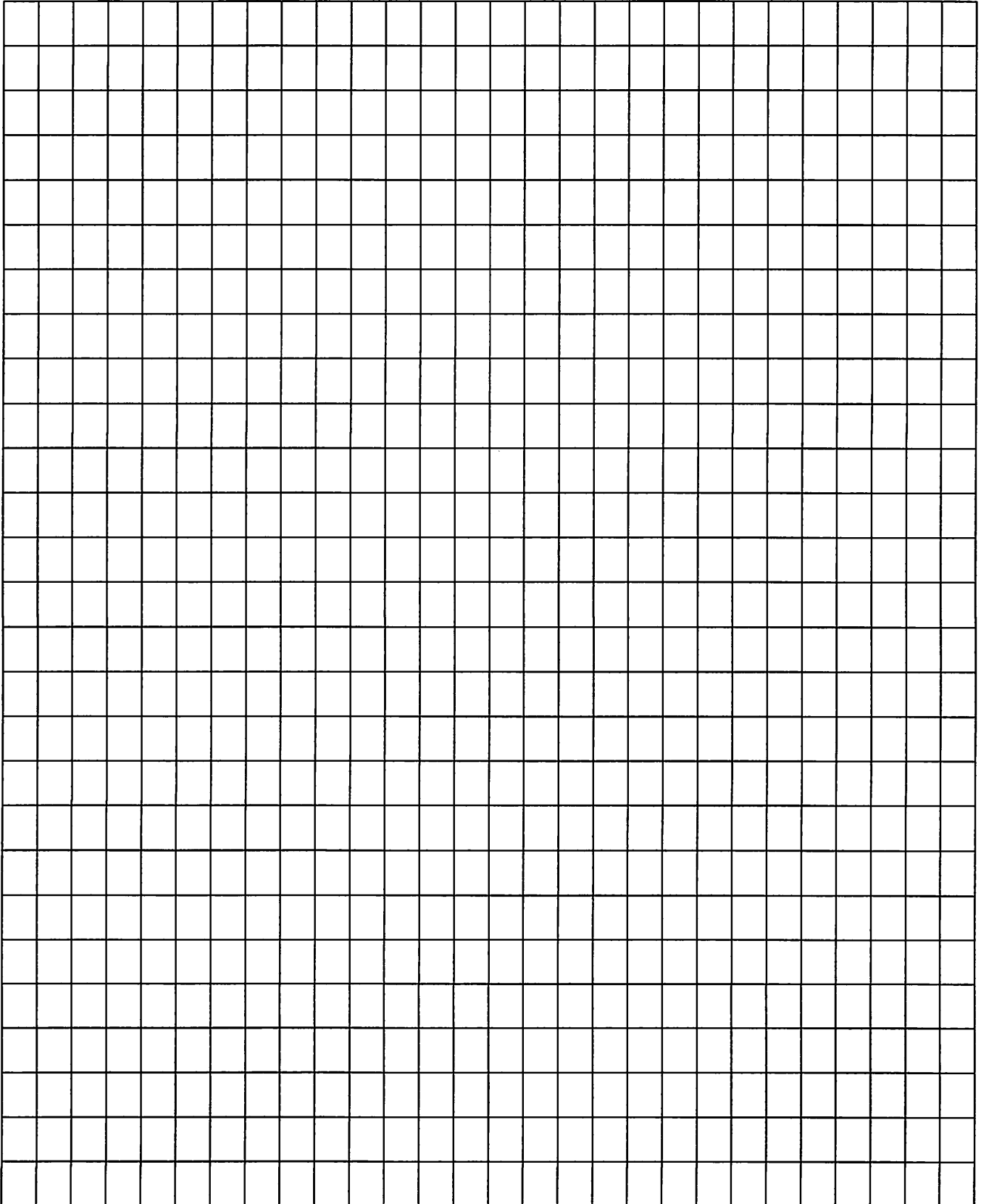
Date Denial

Building Permit Required? Yes No

Site / Plat Plan

□ = ___ feet

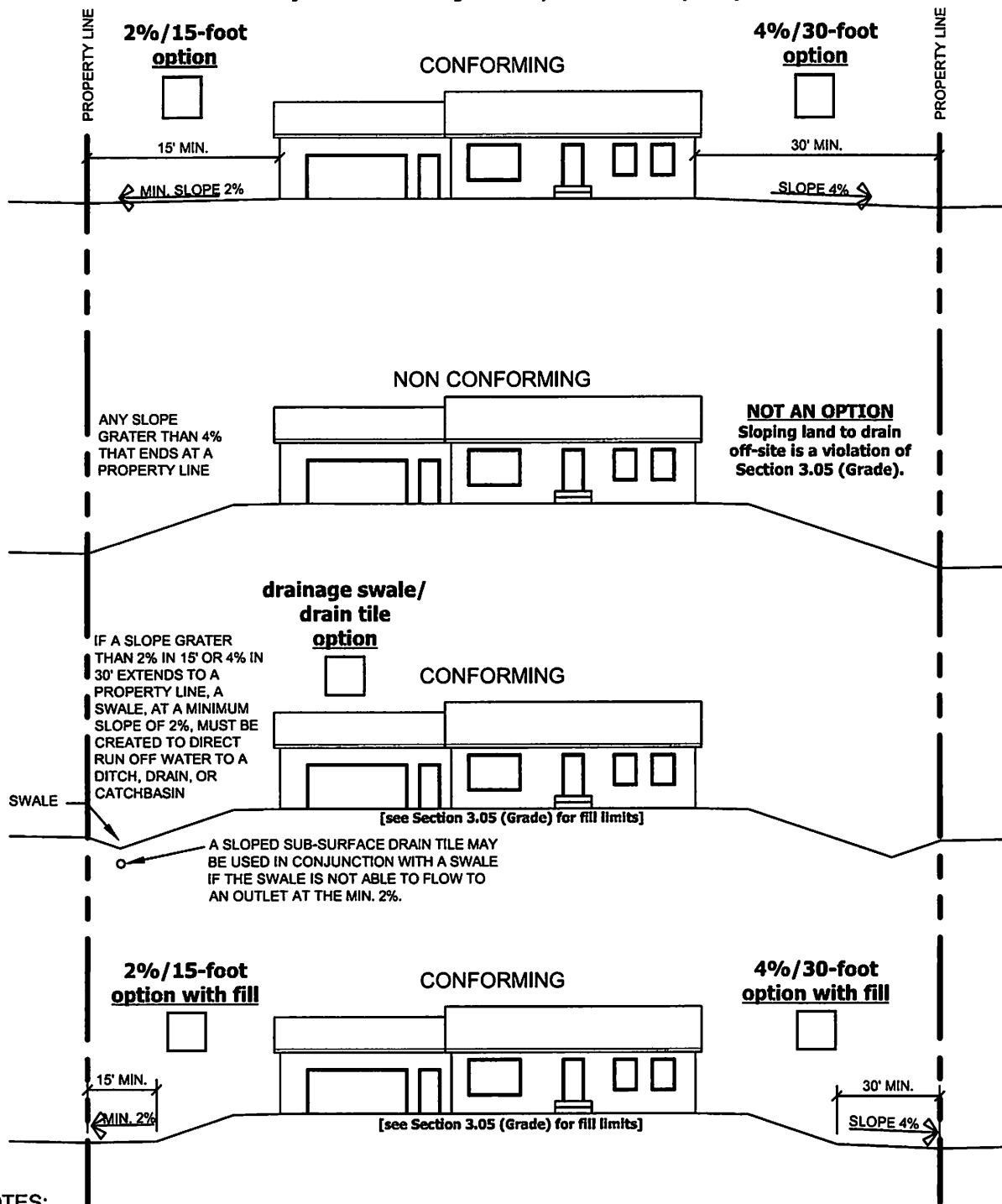
Indicate North with an N



NOTE: Any proposed structure must be oriented and placed as to prevent the run-off of surface water from flowing onto the adjacent properties and roads pursuant to Zoning Ordinance, section 5.042 Page 2 of 2

GRADE GUIDELINES

"Yards shall be graded (so as) to not increase the natural flow or runoff of surface water on to adjacent lots or road rights-of-way." - Section 3.05 (Grade).



NOTES:

1. IN NO CASE SHOULD A SLOPE EXCEED 1:4 OR 25%
2. SWALES SHALL BE PLANTED WITH GRASS AND FORMED SO THAT LAWN MOWING CAN BE ACCOMMODATED.
3. WITHOUT A DRAINAGE SWALE, A MINIMUM OF 15' OF 2% SLOPE SHALL BE REQUIRED AT ALL PROPERTY LINES. A MINIMUM OF 30' SHALL BE REQUIRED IF THE SLOPE INCREASES TO 4%.
4. SEPTIC SYSTEMS ARE NOT EXEMPT FROM THESE RULES.

I ACKNOWLEDGE THAT I HAVE REVIEWED AND UNDERSTAND THE ABOVE INFORMATION, AND THAT I HAVE SELECTED THE GRADE OPTION(S) THAT WILL BE EMPLOYED ON THE SUBJECT SITE. I, AND THOSE I ASSIGN, WILL COMPLY WITH SECTION 3.05 (GRADE) OF ZONING ORDINANCE NO. 79.

Bay County Road Commission
Concrete Driveways CANNOT abut the Roadway Edge
Reasoning Summary

The current BCRC driveway policy was in place up until August 25, 1999 and was reinstated on May 2, 2012. For the 13-year period between these dates, concrete driveways were allowed to abut the edge of a road or shoulder. The reasons the BCRC's reverted back to the original policy prior to August 25, 1999, which did not allow concrete driveways to the edge of a road or shoulder, are included below.

1. The BCRC pays a higher price to remove and replace concrete driveways, when improvements are made to the road.
2. The BCRC pays a higher price to remove and replace a concrete driveway when road improvements require upgrades to the roadside drainage system.
3. Should road improvements occur and the elevation of the road;
 - a. Increases (goes up). The BCRC does not remove and replace a concrete driveway to make it match the new elevation. We either place chip seal or asphalt on top of the concrete, to taper or wedge the driveway to meet the new road edge.
 - b. Decreases (goes down). The BCRC cuts and removes the concrete driveway to a reasonable distance to make an acceptable transition from the new road elevation to the existing concrete driveway. The area removed is then filled with gravel.
 - c. **In either case, a. or b., the property owner is not happy!**
4. When a concrete driveway is removed and replaced, the color doesn't match the remaining concrete driveway. The property owner expects the BCRC to replace the entire driveway to make everything "match".
5. Freeze/thaw cycles and differing concrete driveway and road base materials, cause the concrete driveway to heave or rise above the elevation of the road or shoulder edge. This creates the following:
 - a. A point for our snow plow blade to catch and potentially cause the driver to lose control of the vehicle, sustain injuries and cause damage to the plow vehicle.
 - b. A point for our snow plow blade to catch and break a piece of the concrete driveway off or otherwise damage the concrete. The property owner expects the BCRC to repair the damage.
 - c. The potential for snow plow blades to gouge, scrap or discolor the concrete. The property owner expects the BCRC to repair the damage.
 - d. Downtime for our equipment. The "pins" that hold the underbody snow plow blade to the truck break before the concrete. Thus, the driver must discontinue plowing, return to the maintenance garage, and have the vehicle serviced. This results in two (2) hours of plowing downtime.

We trust this clarifies the current BCRC concrete driveway policy and reasoning for it. If you have questions, please contact our office.

**AN APPROVED PERMIT FROM THE BCRC IS REQUIRED PRIOR TO
COMPLETING ANY WORK WITHIN THE BCRC'S ROAD RIGHT-OF-WAY!**