

APPLICATION FOR LAND-USE PERMIT LAKE TOWNSHIP, LAKE COUNTY, MICHIGAN

THIS IS NOT A BUILDING PERMIT A BUILDING PERMIT ISSUED BY LAKE COUNTY IS REQUIRED

In compliance with the Township of Lake Zoning Ordinance Complete Zoning Ordinance can be seen at our Website: LakeTownshipLakeCountyMI.com Fee: per schedule Permit valid upon acquisition of all other required permits.

Penalty Fee double *if any work is started prior to receiving a Land Use Permit.*

Amount: \$ Cash Check Check Number: _____ Permit Number _____ (office use only)

Date: _____ **Make check payable to Lake Township**

Property Owner's Name: _____ Applicant's Home Address: _____

Applicant's Name (if other than owner): _____

Applicant's Phone #: _____ Property Owner's Phone Number: _____

Lake Township Address: _____

Directions to property/site: _____

Application is being made for the proposed:

New Construction Alteration Addition Other: _____

Construction consists of:

Mobile Home (year of manufacture): _____ Pre-Manufactured Attached Garage

Unattached Garage Pole Building Other: _____

This construction will be used for: Residential Commercial: Usage: _____

Size of Construction: Height: _____ Width: _____ Length: _____ Total Square Footage: _____

Distance of Construction from Lake or Stream: Within 500 feet not within 500 feet

Travel Trailer in use while ongoing construction in progress and is to be removed upon construction completion.

Estimated Construction Start Date: _____ Estimated Completion Date: _____

Lot No. and Subdivision: _____ Lot Size: _____

Estimated Construction Value: _____ Parcel Identification Number: 43-13-_____-_____-_____

A site plan must be attached and must include: a photograph of the location for the new structure, dimensions, size and location on lot of proposed structure, size and location of existing structures, distance between structures, dimensions of front, side and rear yards, location of well and septic field. A survey may be required. All lake front buildings **must meet the "Line of Sight" ordinance.**

MINIMUM REQUIREMENTS: 720 sq. ft. dwelling or mobile home, 20 ft. min. width, min. side lot line per ord., 30 ft. high water line, 20 ft road R/W, 10 ft. in between buildings, any time you cover ground it requires a Land Use Permit.

Accessory Buildings can be a total of 480 sq. ft. max. if the lot is less than 1 acre. Basement floor must be 833 ft. above sea level on Big Star Lake only. **NO accessory structure (garage or storage building) can be constructed prior to the construction of the primary living quarters.**

I hereby certify that all use for which this application is made will conform to the zoning ordinances of Lake Township, and that I have read and understand the information within this application and will comply with said minimum requirements in the zoning ordinance. This permit is for the work described only. **Owner is responsible for meeting all Zoning Ordinances.**

By signing this application, I hereby certify that the proposed work is authorized by the owner of record, and that I have been authorized by the owner to make this application and I have been authorized to grant permission to any Township Official to visit the described property before, during and after to review what has been done and do hereby grant such permission.

Applicant's Signature: _____ DATE: _____

I will pick up the Land Use Permit Please MAIL me the Land Use Permit for my signature

LAND USE PERMIT APPLICATION CHECKLIST

- Land Use Permit Application, filled out and signed
- Site Plan showing dimensions, size and location on lot of proposed structure, size and location of existing structures, distance between structures, dimensions of front, side and rear yards, location of well and septic field.
- Check for application fee made out to Lake Township.
- Photograph showing the location of the proposed structure and adjacent structures.

Lot Site Plan

Needed for Land Use Permit

Show buildings or additions sizes, all existing buildings and sidewalks, driveways, decks and slabs. No more than 50% coverage

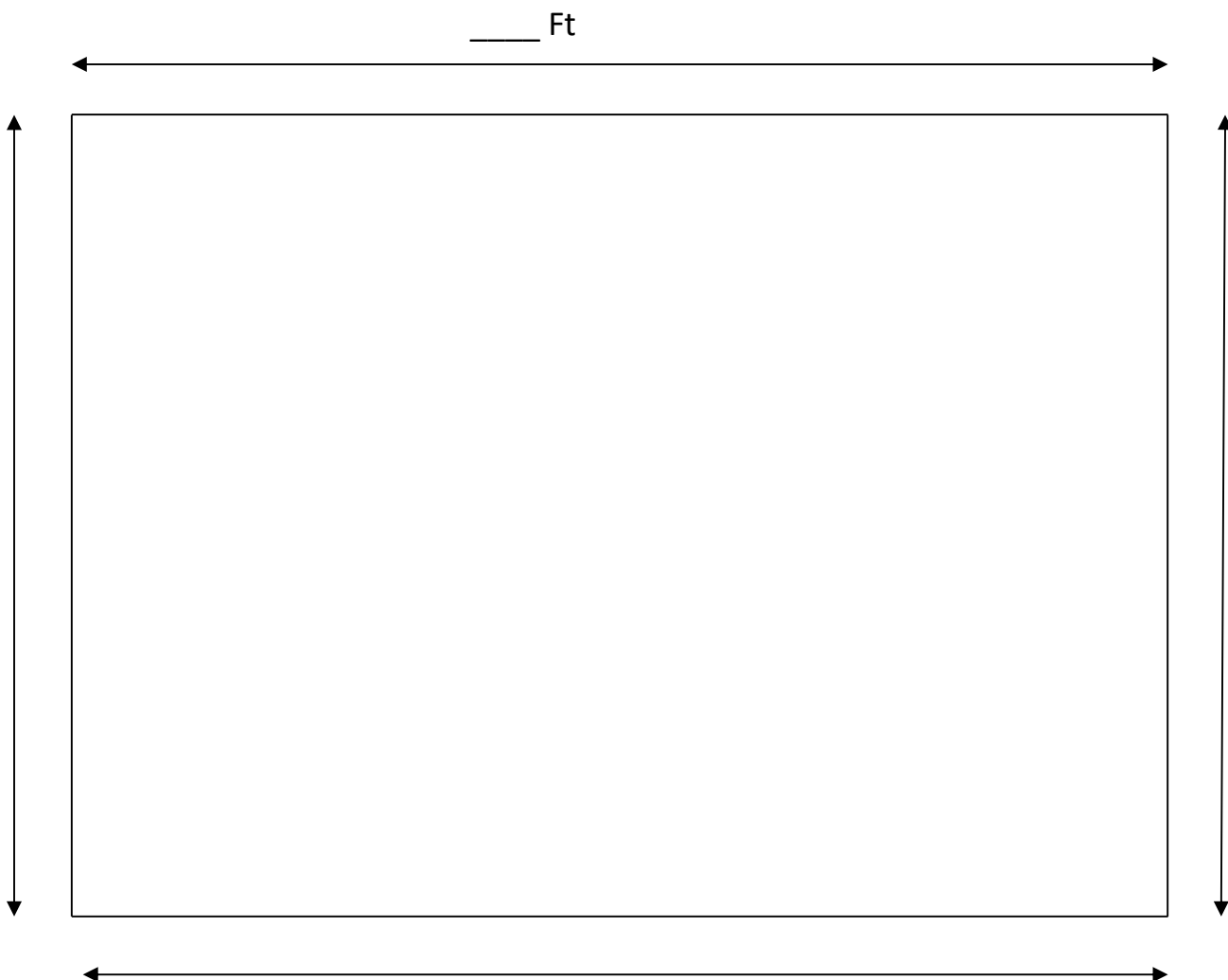
Show all setbacks from all lot lines

Show all lot lines, how wide and deep in feet, show all street names that border property

Show height at peak, and height at rear for garages

If water front show building line of sight

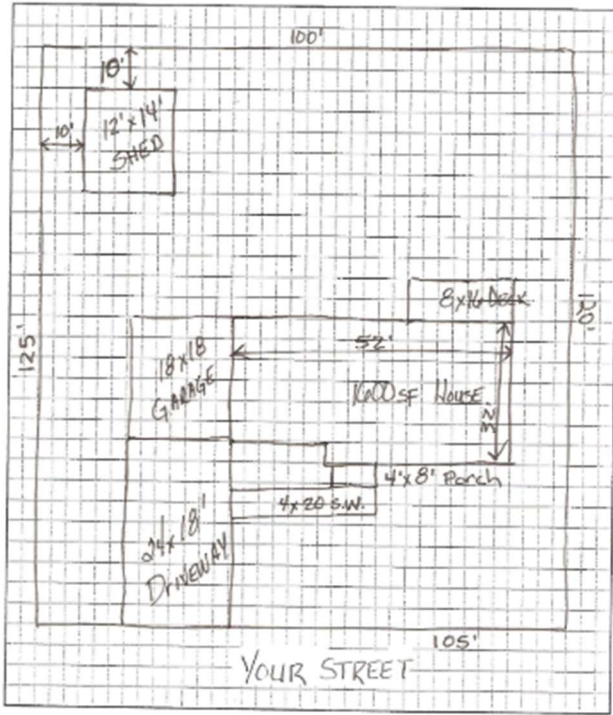
On waterfront, show 30 foot set back from "High Water Mark", On Big Star Lake it must be 833 Feet above sea level.



**** SAMPLE ****

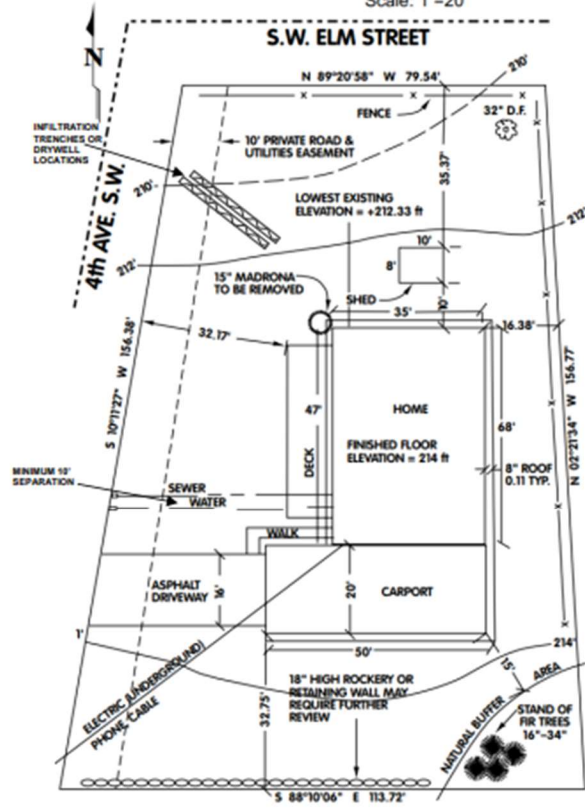
SITE PLAN

Show lot lines, dimensions of existing and proposed structures and setback distance from all property lines.



EXAMPLE RESIDENTIAL SITE PLAN

Scale: 1 = 20



Schedule of Fees

As of 3/29/2025

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Land Use Permits (after the fact permits are doubled)

- \$35, 120 sf or less (shed, fence, accessory structure etc.)
- \$50, 121 sf to 719 sf (accessory structure etc.)
- \$75, 720 sf minimum dwelling without garage
- \$100, 720 sf to 940 sf (dwelling w/garage attached/detached, accessory structure or a structure with a combination of uses etc.)
- \$150, any garage or accessory structure over 940 sf
- \$250, any dwelling over 940 sf, with or without a garage, or a structure with a combination of dwelling and garage/accessory use over 940 sf etc.
- Commercial or Industrial District permits, minimum \$100 up to a maximum of \$500 as determined by the zoning administrator for any structure.

Zoning Board of Appeals Variance

- \$400, per application

Special Use Permits

- \$400, per application