

To Whom It May Concern:

Attached is a Clinton Township Zoning Permit Application and requirements for issuance of a permit.

The fee for the permit application is **\$75.00**, which shall be made payable to **Clinton Township**.

Return the completed application and payment to: Fulton County Regional Planning
123 Courthouse Plaza, Suite 1
Wauseon, OH 43567

If you are building a new home, you must first obtain a septic and well permit from the Fulton County Health Dept. at 606 S. Shoop Ave., Wauseon, OH 43567 (419-337-0915). Please submit a copy of the septic and well permit with your zoning permit application.

If you are constructing a new access to the highway, a drive permit application must be obtained from Clinton Township, prior to issuance of a zoning permit. Applications are available at the office of the Regional Planning Commission.

If you have questions, feel free to contact the following:

Fulton County Regional Planning Commission @ 419-337-9214

Clinton Township @ 419-335-8961

CLINTON TOWNSHIP ZONING PERMIT APPLICATION

FULTON COUNTY, OHIO

Application # _____

To the Board of Township Trustees:

The undersigned hereby applies for a Zoning Permit for the following use, to be issued on the basis of the representations contained herein, all of which applicant swears to be true. The application is required, in addition to the information requested on this form, to submit plans (drawn to scale) showing the actual dimensions and shape of the lot, exact sizes and locations of existing buildings on the lot, and the location and dimensions of the proposed buildings or alterations. If the work described below has not been completed within one year from date of issuance of permit, said permit shall expire.

Locational Description (Township, Section, Range, etc.): _____

Name of Owner: _____ Phone #: (home) _____

Phone #: (business) _____

Address: _____

Address Where Construction Will Occur: _____

(✓) Proposed Use: Home Occupation _____ Fence/Deck/Porch _____ Commercial _____
Sign _____ Addition _____ Accessory Building _____ Industrial _____
Residential _____ # of Residential Units _____ Pool/Pond _____

If the proposed use is commercial or industrial, enclose a detailed description of the nature of the business.

(✓) Type of Sewage System: Public _____ Private _____ Permit # _____

(✓) Source of Water Supply: Public _____ Private _____ Permit # _____

Drive Permit: A drive permit is required for any new access to the highway. Permit # _____

Lot Size: Width _____ Depth _____ Lot Area _____ # of Acres _____

Setbacks: Front Yard _____ Rear Yard _____ Side Yard _____ Side Yard _____
(The front yard setback is measured from the center of the road.)

Square Footage: Residence _____ Basement _____ Accessory Building _____
Garage _____ Commercial _____ Industrial _____ Other _____

Dimension of Accessory Building: _____ Pool/Pond Dimensions: _____

Building Height: Stories _____ Feet _____ Fence Type & Height: _____

Number of off-street parking spaces to be provided: _____ Sign Dimensions: _____

Number of off-street loading berths to be provided: _____

Is development more than 30 feet from a ditch or stream? Yes _____ No _____

If no, how many feet from water body? _____

Estimated Cost of Construction: \$ _____

Signature of Applicant

(For Official Use Only)

Date Application Received: _____ Fee Paid: \$ _____

Date of Action on Application: _____ Approved: _____ Denied: _____

If denied, reason for denial: _____

Zoning Inspector: _____

100-21.4 APPROVAL OF ZONING PERMIT

Within thirty (30) days after the receipt of an application, the Zoning Inspector shall either approve or disapprove the application in conformance with the provisions of the Resolution. One (1) copy of the plans shall be returned to the applicant by the Zoning Inspector, after the Zoning Inspector shall have marked such copy either as approved or disapproved and attested to same by his signature on such copy. One (1) copy of the plans, similarly marked, shall be retained by the Zoning Inspector. The Zoning Inspector shall issue a placard to be posted in a conspicuous place on the property in question, attesting to the fact that the use or alteration is in conformance with the provisions of this Resolution.

100-22.5 STANDARDS

In consideration of all appeals for variances, the Board of Zoning Appeals shall review each case individually as to its applicability to each of the following standards so that the proposed variance of new land use:

1. Will be of such location, size and character that it will be in harmony with the appropriate and orderly development of the surrounding neighborhood and applicable regulations of the Zoning District in which it is to be located.
2. Will be of a nature that will minimize the hazards resulting from vehicular and pedestrian traffic taking into consideration vehicular turning movements in relation to routes of traffic flow, proximity and relationship to intersections, adequacy of sight distances, location and access of off-street parking and provisions for pedestrian traffic, with particular attention to minimizing child vehicle contacts in residential districts.
3. Will be designed as to location, size, intensity, site layout and periods of operation of any such proposed use to eliminate any possible nuisance emanating therefrom which might be noxious to the occupants of any other nearby permitted uses, whether by reason of dust, noise, fumes, vibration, smoke or lights.
4. Will be such that the proposed location and height of buildings or structures and location, nature and height of walls, fences and landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.
5. Will relate harmoniously with the physical and economic aspects of adjacent land uses as regards prevailing shopping habits, convenience of access by prospective patrons, continuity of development, and need for particular services and facilities in specific area of the Township.
6. Is necessary for the public convenience at that location.
7. Is so designed, located and proposed to be operated that the public health, safety and welfare will be protected.
8. Will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.

100-22.6 APPEALS

Appeals to the Board of Zoning Appeals may be taken by any person aggrieved or by any officer of the Township affected by any decision of the Zoning Inspector. Such appeal shall be taken within twenty (20) days after the decision by filing with the Zoning Inspector, from whom the appeal is taken, and with the Board of Zoning Appeals, a notice of appeal specifying the ground thereof. The Zoning Inspector from whom the appeal is taken shall forthwith transmit to the Board of Zoning Appeals all the papers constituting the record upon which the action appealed from was taken.

The Board of Zoning Appeals shall fix a reasonable time for the public hearing of the appeal, give at least ten (10) days notice in writing to the parties in interest, give notice of such public hearing by one (1) publication in one (1) or more newspapers of general circulation in the county at least ten (10) days before the date of such hearing and decide the appeal within a reasonable time after it is submitted. Upon the hearing, any person may appear in person or by attorney.

POND PERMIT REQUIREMENTS

Basic Plan Requirements

- ❑ A Development or Zoning Permit application for a pond must accompany the pond plan. The application must provide the name, address, and phone number of the landowner, the contractor and the party who should be informed of progress on the review of the application, for example the landowner, contractor, attorney, architect or engineer. If used as a water supply, ponds require a special water supply permit issued by the Fulton County Health Department in addition to the appropriate development of zoning permit.
- ❑ A copy of the survey of the parcel upon which the pond is being constructed should accompany the pond plan. If a survey is not available then a copy of the quarter section plat where the parcel is located can be provided.
- ❑ The pond plan must indicate the scale of the drawing. Select the scale of the drawing carefully to fit all the necessary information on a single plan sheet. Plans may be submitted on any size plan sheet ranging from 8½” x 11” to 24” x 36”. If necessary use additional sheets. Be sure to draw plans as accurately as possible. The Engineer’s Office may require additional information to evaluate the project.
- ❑ The pond plan must have the north arrow pointing toward the top of the drawing or to the left side of the drawing, preferably toward the top.
- ❑ The pond plan must show the location, elevation and description project benchmarks.
- ❑ If the proposed pond is to be located in a flood plain, a copy of the Flood Plain Permit issued by the Fulton County Planning Director must accompany the pond plan.
- ❑ If the pond spoil is to be hauled away from the site a copy of the Haul Route Permit issued by the Fulton County Engineer must accompany the pond plan. In certain circumstances removal of spoil materials may be considered a mining operation and may require special state, county and township permits. Issuance of a Fulton County Pond Permit does not constitute approval of a mining operation and does not absolve the landowner or contractor of their obligation to obtain the necessary mining permits for the removal of spoils from a pond site.
- ❑ If wetlands are impacted by the pond construction or the disposal of spoils, an OEPA 401 Permit and U.S. Army Corps of Engineers 404 Permit may be required and should be submitted with the pond plan. Issuance of a Fulton County Pond Permit does not absolve the landowner from obtaining 401 and 404 Permits if required.
- ❑ The proposed alteration of ditches, drains or watercourses requires a permit issued by the County Engineer. An OEPA 401 Permit and a U.S. Army Corps of Engineers 404 Permit may also be required and should be submitted with the pond plan. Issuance of a Fulton County Pond Permit in this circumstance does not absolve the landowner from obtaining 401 and 404 Permits if required.
- ❑ Any permits named above that are issued by the County Engineer or the County Planning Director can be considered simultaneously with the pond permit. The number of additional permits required may, however, influence the time it takes to process the pond permit application by the Engineer’s Office.
- ❑ The pond plan must show all ditches, creeks, tile outlets, wetlands, flood plains and other natural features that that may affect the development of the property.
- ❑ Pond plans are required to show the pond setback distance from the proposed road rights-of-way set forth in the Access Management Plan for Fulton County.
 - *Minimum setback distance, per Clinton Twp. Zoning Code is 100 ft. from the centerline of the road.*

- Plans must show the setback distance of the proposed pond from property lines.
 - *Minimum setback distance from property lines to a pond is 30 feet*
- Pond plans must depict the locations of all buildings on, and adjacent to the parcel, and must provide the distances between the proposed pond and those buildings.
 - *Minimum offset distance from buildings to a pond in a clay soil is 30 feet*
 - *Minimum offset distance from buildings to a pond in a sandy soil is 50 feet with rip rap placed to protect the slope nearest the building*
- The pond plan must show the location of wells and septic systems on, and adjacent to the parcel, and must show the distances between the proposed pond and the wells and septic systems.
 - *Minimum offset distance from wells and leach fields to a pond in clay soils or where a compacted clay blanket or core trench is installed is 50 feet*
 - *Minimum offset distance from wells and leach fields to water table ponds in sandy soils without a core trench is 100 feet but a 200 foot offset is recommended*
- The plans must show the location and setback distance from open ditches and watercourses on or adjacent to the site.
 - *Minimum distance from a pond to the top of a ditch bank is 30 feet*
 - *The setback distance from a pond to open ditches along any road must be at least 80 feet unless otherwise delineated by the County Engineer*
- The location and the general dimensions of all spoil piles and the setback distances of spoil piles from ditches, watercourses, rights-of-way and property lines are required on the pond plan.
 - *Minimum distance from the toe of any spoil pile to the top of open ditch banks is 30 feet*
 - *The minimum distance from the toe of any spoil pile to property lines is 10 feet*
 - *Spoil can not be placed within proposed highway rights-of-way without a permit to occupy the right-of-way issued by the County Engineer or the Township*
- Pond plans must include a finish surface-grading plan depicting how the site will surface drain after pond construction and deposition of spoil.
- The pond plan will show the location and offset distance from any tiles crossing the parcel
 - *Minimum distance between a pond and any drainage tile is 30 feet*
 - *Tiles to be removed, capped or relocated to complete pond construction must be shown on the pond plan*
- All ponds must have a controlled overflow or emergency spillway to safely handle excess water. Overflow from the pond must be safely discharged, away from any structures used for human occupancy, into a properly sized and well-maintained drainage outlet in such a manner that it does not damage adjacent rights-of-way or adjoining property.
- If natural waterways are to be altered or affected in any way provisions must be made so as not to back up water or create drainage problems for upstream and adjacent landowners.
- In addition to notifying the Ohio Utility Protection Service (OUPS) at 1-800-362-2764, the contractor must notify the Engineer's Office at 419-335-3816 or the Planning Office at 419-337-9214 at least 48 hours prior to commencing work. The contractor is also responsible for proper traffic control at the site and must keep all pavement surfaces clean and free of mud and debris.

Landowner: _____ Contractor: _____

Address: _____ Address: _____

Phone: _____ Phone: _____

Contact person: _____

Name Address Phone

Pond location: _____

Address Town-Range-Section and Township

Parcel information: _____

Parcel No. Parcel Description Acres

Pond Data: (Check or fill in all that apply)

Pond Use: Water Supply _____ Recreational _____ Mining _____

Borrow pit _____ Animal waste _____ Wetland _____

Livestock water _____ Fire Protection _____ Storm water _____

Location: House Lot _____ Farmstead _____ Farmland _____

Floodplain _____ Wetland _____ Woods _____

Soil Type(s): _____

Clay _____ Loam _____ Sand over clay _____ Deep Sand _____

Pond Type:

Excavated: _____ Embankment: _____ Water table: _____ Clay lined: _____

Initial pond water supply source: _____

Pond Size:

Length: _____ Ave. Width: _____ Surface Area: _____ Depth: _____

Drainage Area to Pond: _____ Pond Capacity: _____ Spillway Capacity: _____

Pond overflow outlet directed to: _____ Site Area: _____

Excavation / Embankment:

Excavation Quantity: _____ Embankment Quantity: _____

Spoil Piled: _____ Spoil Hauled: _____ Spoil Quantity: _____

Spoil Disposal Location: _____

Setbacks / Offsets:

Right-of-way: _____ Center of Highway: _____ Nearest Property Line: _____ Nearest Building: _____

Well: _____ Septic System: _____ Ditch: _____ Tile: _____ Wetland: _____

Floodplain: _____ Spoil to R/W: _____ Spoil to PL: _____ Spoil to Ditch: _____

Other Permits:

Water Supply: _____ Floodplain: _____ Haul Route: _____ Alter Ditch: _____ OEPA 401: _____

COE 404: _____

Construction Activity:

When is construction scheduled to begin? _____

When is construction scheduled to end? _____

Signature of applicant: _____

Attach Sketch