

# memorandum

**DATE:** May 7, 2019  
**TO:** Cindy Babisz; Clay Township Building Department  
**FROM:** Matt Wojciechowski, Giffels Webster  
**SUBJECT:** SALU Standards

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## **Section 19.05 Standards for Approval**

The Planning Commission shall review the particular circumstances and facts applicable to each proposed special land use in terms of the following standards and requirements and shall make a determination as to whether the use proposed and subject site meet the following standards and requirements:

1. Will be in accordance with the general objectives, intent and purposes of this Ordinance.
2. Will be in accordance with the goals and objectives of the Clay Township Master Plan.
3. Will be designed, constructed, operated and maintained in harmony with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed.
4. Will not be hazardous or disturbing to existing or future uses in the same general vicinity and in the community as a whole.
5. Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, storm water drainage, refuse disposal, water and sewage facilities, and schools or persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately for such services.
6. Will not create excessive additional requirements at public cost for facilities and services and will not be detrimental to the economic welfare of the community.
7. Will not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to any person, property or general welfare by reason of excessive production of traffic, noise, vibration, smoke, fumes, glare or odors.
8. Will ensure that the environment shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and by topographic modifications which result in maximum harmony with adjacent areas.

9. Will not impede the normal and orderly development and improvement of surrounding property for uses permitted within the Zoning District.

**Section 20.31 Outdoor Dining and/or Live Entertainment Areas. *(As Amended June 6, 2016)***

1. Outdoor dining and/or live entertainment areas shall not be or become a nuisance for adjoining properties regarding noise and/or nighttime illumination. All performance standards of this ordinance shall be satisfied regarding noise levels and glare from outdoor lighting. The Planning Commission may limit days and hours of operation, as well as noise levels, to provide protection to adjoining or nearby residential areas.