

**VERNON TOWNSHIP
BUILDING / ZONING DEPARTMENT**

PO BOX 354

DURAND, MI 48429

Office Phone: 989-288-4403

Bob Delaney – Building Official/Zoning 989-666-7031

Merilee Lawson – Zoning / Assessor 989-413-4123

POND CONSTRUCTION CHECKLIST

- _____ 1. **Zoning Permit Application**: Complete application with Notarized signature.

- _____ 2. **Proof of Ownership**: Recorded Deed or Land Contract with Liber & Page Number and legal description of the property.

- _____ 3. **Site Plan**: Showing setbacks from property lines, center of the road, and any other structures. Must include pond size, depth, exterior & interior slope and proposed safety station and/or fencing. Also indicate well and septic locations.

- _____ 4. **Soil Erosion & Sedimentation Control Permit**: Applications are obtained from the Shiawassee County Environmental Health Office, located in the Surbeck Building. We require a copy of the permit or waiver if no permit is required.

- _____ 5. **Plans for Spoils created from Pond**: No material can be removed from the site unless an approved Special Use Permit has been granted for Surface Mining Permit, as outlined in Section 4.3.67 of the Shiawassee County Zoning Ordinance.

- _____ 6. **Performance Bond, Letter of Credit or Cash Bond in the amount of \$4,000.**

ZONING PERMIT APPLICATION

Vernon Township
6801 S. Durand Road,
Durand, MI 48429
Phone: (989) 288-4403 • Fax: (989) 288-3777

App. Date: _____ Receipt# _____ Fee: \$ _____
Review Date: _____

Property Address/Location		Applicant (if not Owner)		
Address/Street: _____		Name: _____		
Nearest Cross Rd.: _____		Address: _____		
Township: _____		City/State/Zip: _____		
Parcel Number: _____		Phone: _____		
Zoning District: _____		Email: _____		
Owner Information		If New Construction or Addition		
Name: _____		Please Attach All That Apply:		
Address: _____		<input type="checkbox"/> Land Division Certificate <input type="checkbox"/> Survey		
City/State/Zip: _____		<input type="checkbox"/> Proof of Ownership		
Phone: _____		<input type="checkbox"/> Septic Permit# Well Permit#		
Email: _____		<input type="checkbox"/> Driveway Permit <input type="checkbox"/> Soil Erosion Permit		
		<input type="checkbox"/> New Address		
Type of Request		Yes	No	For All Applications
Principal Structure				Did you attach a "Site Plan Drawing"?
Accessory Structure				Are you making grade (earth) changes?
Temporary Structure/Use				Is your project within 500 ft. of surface water?
Sign				
Home Occupation				For Sign Permits Only
Deck or Porch				Total display area in square feet:
Pool				Proposed setback from Right-of-Way:
Other: _____				
Describe Proposed Building or Land Use:				

AFFIDAVIT OF COMPLIANCE

I am the owner of, or the authorized agent of the owner, of the lot (parcel of land) described and shown on the attached site plan. I understand that a permit application submission is not a guaranteed approval. I understand that the Township may issue an approval/denial letter.

Signature of Applicant

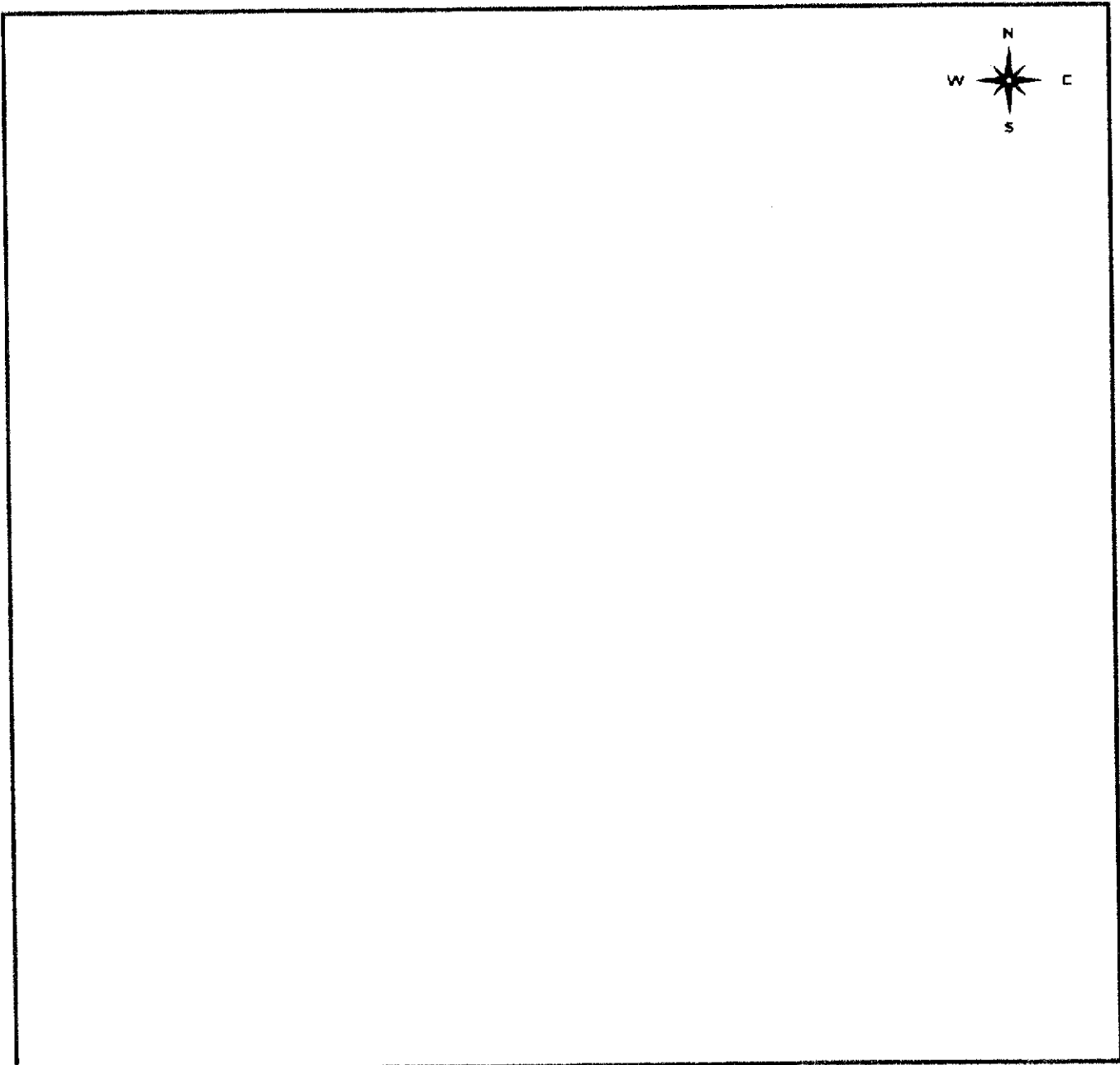
Date

VERNON TOWNSHIP
BUILDING / ZONING DEPARTMENT
P O BOX 354
DURAND, MI 48429
Office Phone 989-288-4403
Bob Delaney - Building Official / Zoning 989-666-7031
Merilee Lawson - Zoning / Assessor 989-413-4123

VERNON TOWNSHIP ZONING SITE PLAN

NAME: _____ PROJECT ADDRESS: _____

LOT SIZE: _____ OR NUMBER OF ACRES: _____



SITE PLAN REQUIREMENTS

1. List Setbacks from all lot lines accurately.
2. Indicate all buildings on site and the distance between them.
3. Show location of all utility lines and distance from current building site.
4. Show location of the Well, Septic Tank and Drain Field.
5. Show location of the Reserve Drain Field.
6. Accurately locate Driveway and give distance from closest lot line.
7. Indicate any unique features of the property, such as drain, ditches or streams, etc. and the distance for the building site.

POND EXCAVATION WORKSHEET
(To be attached with a Zoning Permit Application)

1. Parcel size (acreage) _____.
2. Proposed pond size - _____x_____.
_____x_____.
3. Proposed depth of pond - _____.
(i.e. 6 ft deepest point)
4. Finished grade - exterior grade around pond _____.
Finished grade - interior grade around pond _____.
(i.e. 4-to-1 slope)
5. Water source proposed to supply pond - _____.
6. Setbacks (distance from):
Front yard setback from road right-of-way _____.
Side yard setbacks from pond edge to boundary lines _____

Setback from a river, lake, stream, county drain _____

Setback from dwelling - _____.
Setback from septic and drain field - _____.
Setback from well - _____.
7. Safety Station(s) - Location on site plan, spacing, and type:
Ring Buoy (every 500 feet) hooked to a 40' rope _____.
12 foot pole attached to one safety station _____.
8. Plans for excavated materials from the proposed pond project: _____

(If used on site to be included on site plan)
9. Soil Erosion and Sedimentation Control Permit # _____.
10. Michigan Department of Environmental Quality (M.D.E.Q.) Permit # _____
_____.
11. Attached site plan verifying above information.

Section 5.2.4.B.

B. Creation of Residential Ponds Larger Than Two (2) Acres. A manmade excavation or impoundment of surface water designed to retain or detain water with a surface area of larger than two (2) acres is subject to the following regulations:

1. A pond larger than two (2) acres is a special use in all zoning districts.
2. No person shall commence the excavation, dredging, or construction of a dam, that is designed, intended or results in the creation or enlargement of a pond without first making application for and receiving a Zoning Permit approving the specific plans for a pond.
3. An application for a Zoning Permit for a pond shall be made pursuant to Section 16.5 of this Ordinance. Notice shall also be given to applicable Township.
4. Applications for ponds larger than two (2) acres which are located within 500 feet of a lake, river, stream or open County drain shall be required to be submitted to the Michigan Department of Environmental Quality to determine the extent to which the Natural Resources and Environmental Protection Act, Public Act 451 of 1994, apply to the proposal.
5. Ponds (or man made lakes) in excess of two (2) acres shall be considered major site plans under Section 14.3.3.A.
6. Plans for ponds shall indicate the size, depth, and proposed finished grade of the land both above and below water level, any proposed fencing location and specifications. In addition, the applicant shall indicate sources of water being used to supply the pond (such as stream impoundment, surface water runoff, springs, and wells).
7. No pond shall be closer than fifty (50) feet from any property line, easements for egress, dwelling units, septic drainage fields and domestic wells.
8. Ponds on parcels of less than 20 acres in size that are not enclosed by a four (4) foot high fence shall be required to provide and maintain one or more safety stations in compliance with the following:
 - a. U.S. Coast Guard approved ring buoys securely connected to forty (40) feet of rope mounted on posts located at 500 feet intervals around the perimeter of the pond.
 - b. A twelve-(12) foot long pole shall be attached to one (1) safety station.
9. Before issuance of a Special Use Permit, there shall be filed by the applicant a surety bond at \$4,000 per acre executed by a reputable surety company authorized to do business in the State of Michigan, or irrevocable letter of credit, or cash bond pursuant to the requirements of Section 16.10 running to Shiawassee County, condition upon the prompt compliance with all provisions of this Section and the requirements of the County and State.

C. Creation of Residential Ponds Less than Two (2) Acres. A manmade excavation or impoundment of surface water designed to retain or detain water with a surface area of less than two (2) acres is subject to the following regulations:

1. A pond less than two (2) acres is an accessory use in all zoning districts.
2. No person shall commence the excavation, dredging, or construction of a dam that is

designed, intended or results in the creation or enlargement of a pond without first making application for and receiving a Zoning Permit approving the specific plans for a pond.

3. Applications for ponds less than two (2) acres which are located within 500 feet of a lake, river, stream, or open County drain shall be required to be submitted to the Michigan Department of Environmental Quality to determine the extent to which the Natural Resources and Environmental Protection Act, Public Act 451 of 1994, apply to the proposal.

4. An application for a zoning permit for a pond shall be made pursuant to Section 16.5 of this Ordinance.

5. Proposed ponds of less than two (2) acres in size shall be considered under Section 14.3.3.b., Minor Site Plan.

6. Plans for ponds shall indicate the size, depth, and proposed finished grade of the land both above and below water level, any proposed fencing location and specifications. In addition, the applicant shall indicate sources of water being used to supply the pond (such as stream impoundment, surface water runoff, springs, and wells).

7. No pond shall be closer than fifty (50) feet from any property line, easements for egress, dwelling units, septic drainage fields and domestic wells.

8. Ponds on parcels of less than 20 acres in size, that are not enclosed by a four (4) foot high fence shall be required to provide and maintain one or more safety stations in compliance with the following:

- a. U.S. Coast Guard approved ring buoys securely connected to forty (40) feet of rope mounted on posts located at 500 foot intervals around the perimeter of the pond.
- b. A twelve-(12) foot long pole shall be attached to one safety station.

9. Every effort shall be made to keep excavated soil material on the same parcel as the pond. Excavated materials used for grading around the pond shall not be placed closer than twelve (12) feet to the edge of the excavation and must meet State of Michigan Soil Erosion and Sedimentation Control requirements.

10. All ponds shall be completed sixty (60) days following issuance of the zoning permit.

11. Before issuance of a zoning permit, there shall be filed by the applicant a Surety Bond at \$4,000 per acre executed by a reputable surety company authorized to do business in the State of Michigan, or Irrevocable Letter of Credit, Cash Bond pursuant to the requirements of Section 16.10 running to Shiawassee County, condition upon the prompt compliance with all provisions of this Section and the requirements of the County and State.

D. Agricultural Ponds less than five (5) acres in size are permitted without regard to the eleven (11) previous subsections if:

1. The pond is used as a bona fide commercial agricultural or horticulture operation in an A-1, A-1½, or A-2 district. The pond is designed and installed according to the USDA Natural Resources Conservation Service's Technical Guide Pond standard and specifications (#378) by a qualified engineer.

2. Agricultural ponds greater than five (5) acres shall require the project to conform to Section 4.3.67, surface mining.