

Bengal Township - Property Development Review Process

Applicant should contact McKenna Associates to verify all development requirements for proposed project.



McKenna will advise applicant if the proposed design is considered a *minor project* or *major project*, per Zoning Ordinance.

Minor Projects

Applicant will submit zoning compliance application, fee and basic plot plan for proposed project. McKenna will review the proposed project and will approve or deny. Does not require review by Planning Commission or Township Board.

Approved plans will receive Zoning Compliance Certificate signed by Zoning Administrator, and will be permitted to apply for construction/trade permits through Clinton County.

Denied plans will receive comments and recommendations from McKenna to bring project into zoning compliance. Applicant may re-submit revised plans.

Major Projects

Proposed projects will require site plan review, special land use, rezoning, or variances before a Zoning Compliance Certificate can be issued. Proposed project will need to be reviewed by Planning Commission and possibly the Township Board.

Applications, fees, and sealed site plans must be submitted to McKenna at least 30 days prior to the next scheduled Planning Commission meeting. McKenna will provide review comments and recommendations prior to PC meeting.

Planning Commission will approve, approve with conditions, table, or deny site plan and planning requests.

Certain projects will require additional review by the Road Commission for Clinton County, Clinton County Health Department, Michigan Department of Environmental Quality, Michigan Department of Natural Resources or the Clinton County Drain Commissioner. All reviews will be provided to applicant to address non-compliance.

A Zoning Compliance Certificate is required for all minor and major projects, in order for applicant to apply for construction, trade, sanitary, soil erosion control permits; all of which will be provided by Clinton County. Inspections will be scheduled through Clinton County.