

To Whom It May Concern:

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

The fee for a permit application is as follows:

\$75.00	Single Family Home
\$100.00	Two-Family Dwelling
\$100.00	Multiple-Family Dwelling Each unit in excess of 3 will cost an additional \$25.00 per unit.
	Manufactured Home Parks
\$100.00	2-5 lots
\$200.00	In excess of 5 lots
\$50.00	Accessory Building/Addition to Accessory Building & Free-Standing Solar Panels
\$50.00	Fence, Deck, Porch
\$75.00	Home Addition, Pool, Pond
\$75.00	Home Occupation
	Sign
\$50.00	Wall Sign
\$75.00	Free-Standing Sign
	Commercial / Industrial Building
\$250.00	up to 8,000 sq. ft.
\$400.00	8,001 – 20,000 sq. ft.
\$600.00	over 20,000 sq. ft.
\$150.00	Cell Tower
\$150.00	Conditional Use Application
\$150.00	Zoning Variance Application
\$250.00	District Change Application

Please return application & payment to German Township, Doug Hogrefe, at 112 Pheasant Lane, Archbold, OH 43502. **Please make check payable to German Twp.**

If your zoning permit is for the construction of a home, you must first obtain your septic and well permit from the Fulton County Health Department @ 606 S. Shoop Ave., Wauseon, OH 43567 (419-337-0915). Please submit a copy of the well & septic permit with your zoning permit application.

If you have any questions, feel free to contact the Fulton County Regional Planning Commission Office at 419-337-9214.

GERMAN 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.): GERMAN TOWNSHIP _____

Name of Owner: _____

Address: _____

Telephone #: (Home) _____ (Business) _____

Existing Use: _____

Property Presently Zoned As: _____

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

Other (Explain) _____

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 # _____

Have you obtained a Drive Permit: _____ A drive permit is required for any new access to the highway.

Percent of Lot to Be Occupied: _____

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 & Height: _____

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? _____

Is the site within a 100-year flood plain? _____

On a separate sheet attach a list of other supplemental requirements or conditions that will be met, or explain any points you feel need clarification. Submit a detailed drawing of the proposal and attach.

Date: _____

Estimated Cost of Construction: \$ _____

Signature of Applicant

(For Official Use Only)

Application # _____

Date Application Received: _____

Fee Paid: \$ _____

Date of Action on Application: _____

Approved: _____

Denied: _____

If denied, reason for denial: _____

Zoning Inspector: _____

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 is 75 ft. from the proposed highway right-of-way.*
- ❑ 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.

POND PERMIT GERMAN TOWNSHIP

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