The Development Review Process in the Village
For New Houses or New/Alterations to Non-residential Uses

What type of application is it?

- One or two family house

Does it require conditional review or a variance?

- Yes
  - Zoning Board:
    - Conditional Use or Variance Review*

- No
  - Community Development Staff:
    - Application Review

3+ houses or non-residential use

Does it require conditional review or a variance?

- Yes
  - Planning Commission:
    - Does it require a subdivision or PUD?
      - Yes
        - Community Development Staff:
          - 1. Application Review
          - Planning Commission:
            - 1. Sketch Plan Review
            - 2. Final Plan Review**
        - Major subdivision
        - Planning Commission:
          - 1. Sketch Plan Review
          - 2. Preliminary Plan Review
          - 3. Final Plan Review**
      - No
        - Planning Commission:
          - 1. Conceptual Site Plan or 2. Major Site Plan

- No
  - Zoning Board: Variance Conditional Use
  - Community Development Staff:
    - Minor subdivision
  - Planning Commission:
    - 1. Sketch Plan Review
    - 2. Preliminary Plan Review
    - 3. Final Plan Review**

*The Zoning Board of Adjustment also hears appeals of application decisions made by staff.
** Site Plan review is typically consolidated into one of these preceding subdivision steps. If it is not then the Planning Commission would require an application to go to Site Plan Review.