



CASE: _____

DATE: _____

CRF FEE PAID: _____

PETITION FOR CHANGE OF ZONE

Taxes must be paid in full before processing application

TO THE TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD OF GRAND BLANC TOWNSHIP:

I. Property Information

A. The undersigned applicant does hereby petition to change the zoning on the following legally described property (use an attached sheet, if necessary).

B. Situated at the following address: _____

C. The applicant requests that the Zoning Ordinance be amended to reclassify this property from _____ to zone _____ to permit the erection of:

_____.

D. A plot plan of this property, showing both existing zone boundaries and those proposed, is hereto attached and made a part of this petition.

E. Said property has the following deed restrictions affecting the use thereof:

Said deed restrictions will expire on _____.

II The Answers to the Following Must Be Made Complete and Full

A. Such Change is necessary for the preservation and enjoyment of a substantial property right because: (State in detail wherein the conditions applicable to this property establish the above statement.)

B. Such change will not be materially detrimental to the public welfare not the property of other persons, located in the vicinity thereof because: (State in detail where the conditions applicable to this property establish the above statement.)

C. Such change will be advantageous to the governmental unit where rezoning is requested because: (State in detail, with factual support, reasons for the above statement or why refusing the change would be to the Township's disadvantage):

D. Such change is needed because zoned land is not presently available elsewhere in the community or adjacent communities to permit proper location of proposed use: (State in detail this determination).

II. AFFIDAVIT

A. The undersigned says that he is the Attorney for owner (owner, lessee, or other specified interest) involved in this petition and that the foregoing answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of his/her knowledge and belief.

Signed: _____

Address: _____

Phone Number: (____) _____

SECTION 7.3.2A ENGAGEMENT OF CONSULTANTS

In the case of an amendment to the Official Zoning Map, the following information shall accompany the application form:

ARTICLE 7
ORDINANCE AMENDMENTS

SECTION 7.3.1 INITIATION OF AMENDMENTS

The Township Board may, from time to time, amend, modify, supplement, or revise the zoning district boundaries shown on the Official Zoning Map or the provisions of this Ordinance. Amendments to the provisions of this Ordinance may be initiated by the Township Board, the Planning Commission or by petition from one or more residents or property owners of the Township. An amendment to the zoning district boundaries contained on the Official Zoning Map may be initiated by the Township Board, the Planning Commission, or by the owner or owners of property which is the subject of the proposed amendment. An owner of land may voluntarily offer in writing and the Township may approve, certain use and development of land as a condition to the approval of a rezoning consistent with the provisions of Section 405 of the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended, (M.C.L. 125.3101 et seq.) All proposed amendments to the provisions of this Ordinance or the Official Zoning Map shall be referred to the Planning Commission for public hearing and recommendation to the Township Board, prior to consideration thereof by the Township Board.

SECTION 7.3.2 APPLICATION PROCEDURE

An amendment to this Ordinance or the Official Zoning Map, except those initiated by the Township Board or Planning Commission, shall be initiated by submission of a completed application on a form supplied by the Township, including an application fee, which shall be established from time to time by resolution of the Township Board.

In the case of an amendment to the Ordinance, other than an amendment to the Official Zoning Map, a general description of the proposed amendment shall accompany the application form. In the case of an amendment to the Official Zoning Map, the following information shall accompany the application form:

1. Completed application form and fee to cover administrative cost and review by consultants.
2. A legal description and street address of the subject property, together with a map identifying the subject property in relation to surrounding properties.
3. The name and address of the owner of the subject property, and a statement of the applicant's interest in the subject property if not the owner in fee simple title.
4. The existing and proposed zoning district designation of the subject property.
5. A written description of how the requested rezoning meets Section 7.3.5 "Criteria for Amendment of the Official Zoning Map".
6. Conditional rezoning requests shall include the applicant's proposed offer of conditions. This offer may be made either at the time the application for rezoning is filed or may be made at a later time during the rezoning process.
7. A rezoning traffic impact study, as described in Section 6.6, Traffic Impact Study, if required based on Section 7.3.5.F, Criteria for amendment to the Official Zoning Map.

8. If requested by the Planning Commission or the Township Board, an impact statement in accordance with Section 6.5 shall be submitted.

SECTION 7.3.3 AMENDMENT PROCEDURE; PUBLIC HEARING AND NOTICE

1. A mandatory Pre-application conference with Township staff, consultants and Planning Commission officials is required prior to the formal submission of a request for a conditional rezoning. The conference provides an opportunity to informally discuss the rezoning and voluntary conditions proposed as well as other applicable Township development procedures such as site plan review, special land use review and variances. The pre-application conference will allow the applicant and the Township to identify key issues associated with the request at the earliest possible stage.
2. Upon initiation of an amendment, a work session and public hearing to consider the proposed amendment shall be scheduled before the Planning Commission. Notice of the hearing shall be given by one (1) publication in a newspaper of general circulation in the Township. Notice shall also be given by mail to each electric, gas, and pipeline public utility company, telecommunication service provider, and each railroad operating within the district affected, that registers its name and mailing address with the Township Clerk for the purpose of receiving such public notice. The notice shall be given not less than fifteen (15) days before the public hearing date, in accordance with the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended, (M.C.L. 125.3101 et seq.) and shall describe the nature of the proposed amendment, state the time and place of the public hearing, and indicate when and where written comments will be received. For rezoning requests of an individual property or of ten (10) or fewer adjacent properties, notice shall also be given by mail or personal delivery to the owners of property for which approval is being considered, to all persons whom real property is assessed within 300 feet of the subject property regardless of whether the property or occupant is located within Grand Blanc Township. The notice shall indicate the property that is subject of the request including a listing of all existing street addresses within the subject property.
3. Whenever an application for rezoning is made, it shall be the responsibility of the applicant to prepare and erect a sign in accordance with Section 7.3C.

SECTION 7.3.4 AMENDMENTS REQUIRED TO CONFORM TO COURT DECREE

Any amendment for the purpose of conforming to a decree of a court of competent jurisdiction shall be adopted by the Township Board and published, without necessity of a public hearing or referral thereof to any other board or agency.

SECTION 7.3.5 CRITERIA FOR AMENDMENT OF THE OFFICIAL ZONING MAP

In considering any petition for an amendment to the Official Zoning Map, the Planning Commission and Township Board shall consider the following criteria in making its findings, recommendations and decision. The decision on a proposed amendment shall include a statement of findings and conclusions which specifies the basis for the decision.

1. Consistency with the goals, policies and future land use map of the Grand Blanc Township Master Plan, including any subarea or corridor studies.
2. Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district.
3. Evidence the applicant cannot receive a reasonable return on investment through developing the property with one (1) of the uses permitted under the current zoning.
4. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.
5. The capacity of Township utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare" of the Township.
6. The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district. A rezoning traffic study prepared in accordance with the requirements of Section 6.6 shall be required for any proposed change to the zoning that is either (1) inconsistent with the Township's Master Plan, or (2) involves a request other than residential down zoning.
7. The apparent demand for the types of uses permitted in the requested zoning district in the Township in relation to the amount of land in the Township currently zoned and available to accommodate the demand.
8. The boundaries of the requested rezoning district are reasonable in relationship to surroundings and construction on the site will be able to meet the dimensional regulations for the zoning district listed in the Schedule of Regulations.
9. If a rezoning is appropriate, the requested zoning district considered to be more appropriate from the township's perspective than another zoning district.
10. If the request is for a specific use, is rezoning the land more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use?
11. The requested rezoning will not create an isolated and unplanned spot zone.
12. The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided.
13. An offer of conditions submitted as part of a conditional rezoning request shall bear a reasonable and rational relationship to the property for which rezoning is requested
14. Other factors deemed appropriate by the Planning Commission and Township Board.

SECTION 7.3.6 CRITERIA FOR AMENDMENTS TO ZONING ORDINANCE TEXT

The Planning Commission and Township Board shall consider the following criteria for initiating amendments to the zoning ordinance text or responding to a petitioner's request to amend the ordinance text. The decision on a proposed amendment shall include a statement of findings and conclusions which specifies the basis for the decision.

1. The proposed amendment would correct an error in the Ordinance.
2. The proposed amendment would clarify the intent of the Ordinance.
3. Documentation has been provided from Township Staff or the Zoning Board of Appeals indicating problems and conflicts in implementation or interpretation of specific sections of the Ordinance.
4. The proposed amendment would address changes to the state legislation.
5. The proposed amendment would address potential legal issues or administrative problems with the Zoning Ordinance based on recent case law or opinions rendered by the Attorney General of the State of Michigan.
6. The proposed amendment would promote compliance with changes in other Township Ordinances and County, State or Federal regulations.
7. The proposed amendment is supported by the findings of reports, studies, or other documentation on functional requirements, contemporary building practices, environmental requirements and similar technical items.
8. Other criteria as determined by the Planning Commission or Township Board which would protect the health and safety of the public, protect public and private investment in the Township, promote implementation of the goals and policies of the Master Plan and Sub-Area Plans, and enhance the overall quality of life in the Charter Township of Grand Blanc.

Rezoning Sign Specifications

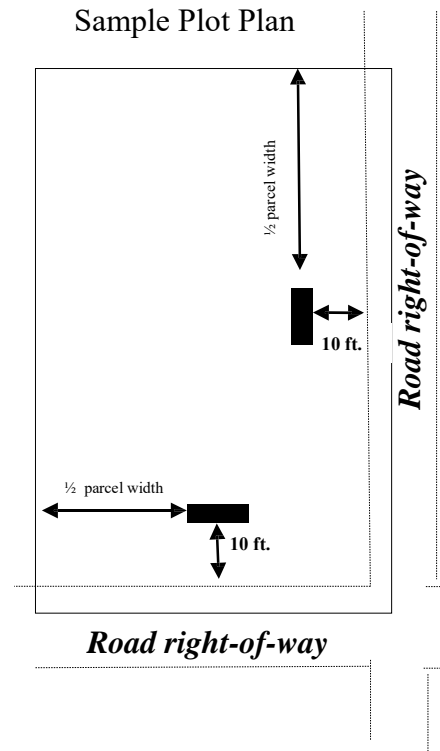
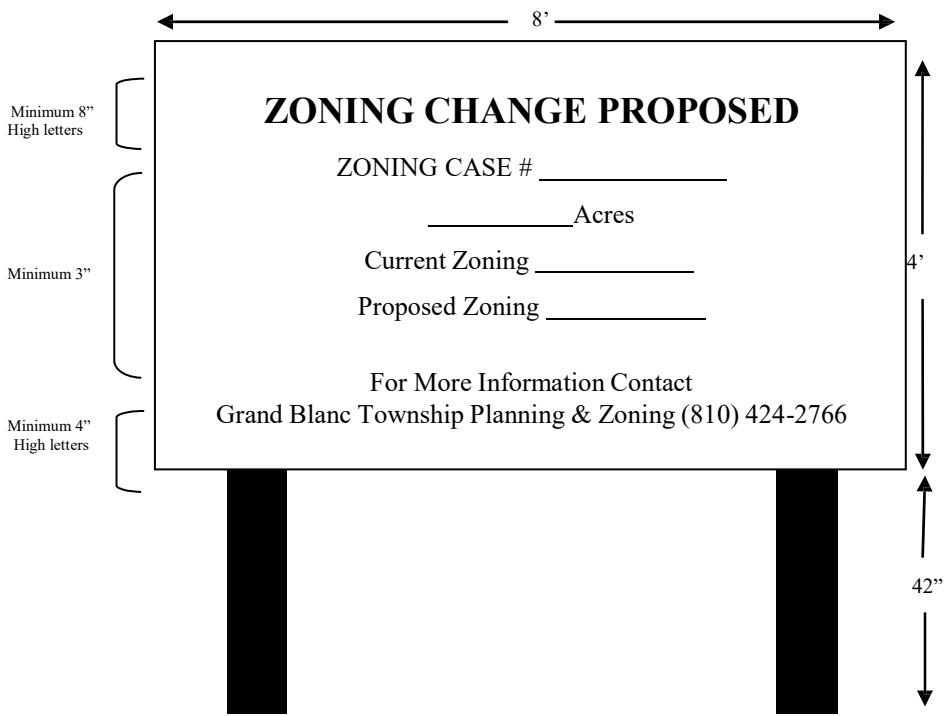
Whenever an application for rezoning is made, it shall be the responsibility of the applicant to prepare and erect a sign(s) announcing the rezoning request. The sign(s) shall comply with Article 7; Section 3.C of the Zoning Ordinance, including the following:

1. One (1) sign must be placed on the property proposed for rezoning and in full public view along all abutting street or road frontages. The sign(s) must be located along, not in, the right-of-way nearest to the midpoint of the property width, without obstructing the vision of motorists or pedestrians. *Note: If the property proposed for rezoning does not abut a street, the sign(s) shall be placed on any contiguous land owned by the petitioner(s) or owner(s) which does abut a street. If no contiguous property abutting a street is owned by the petitioner(s) or owner(s) of the property proposed for rezoning, the sign(s) shall be placed in location(s) on the property that the Zoning Administrator deems will best inform the public of the propose rezoning. If the Zoning Administrator determines that there is no location where*

a sign could be placed that would be visible to the public, the Zoning Administrator may waive the requirement of posting.

2. The rezoning sign(s) shall be placed on the property proposed for rezoning at least fifteen (15) days, but not more than thirty (30) days, prior to the Planning Commission’s public hearing on the rezoning request. The applicant must maintain the sign(s) and remove it within thirty (30) days of final action by the Township board, or seven (7) days after withdrawing the rezoning application.

3. Rezoning sign(s) shall measure four (4) feet vertical by eight (8) feet horizontal. The bottom of the sign(s) shall be installed 42 inches above the ground. The face of the sign(s) shall be an exterior plywood, aluminum, or similar material with black letters on a white background and shall include the following information: “ZONING CHANGE PROPOSED”; Zoning Case #; Acreage of subject property; Existing zoning classification; Proposed zoning classification; “For More Information, Contact Grand Blanc Township Planning & Zoning (810) 424-2766”



Upon installation of the sign(s) and at least fifteen (15) days prior to the public hearing, the applicant **must** submit to the Planning Department a photograph of the erected sign(s) and a plot plan of the subject property that indicates the location of the rezoning sign(s).

Adopted by Resolution of the Township Board on the 14th day of September, 2006.