



Application No: _____

Date Filed: _____

Hearing Dates _____

Planning Commission: _____

Township Board: _____ and _____

Review Fee: _____

CHARTER TOWNSHIP OF FENTON ZONING ORDINANCE TEXT AMENDMENT REQUEST APPLICATION

Applicant Information

Name: _____		Date: _____
Address: _____		Phone: _____
City: _____	State: _____	ZIP: _____

Property Owner (if different from applicant-if more than 1, list on separate sheet)

Name: _____		Date: _____
Address: _____		Phone: _____
City: _____	State: _____	ZIP: _____

Reason for Text Amendment Requested

<input type="checkbox"/> Clarify language in the Ordinance	<input type="checkbox"/> Bring standard up to date
<input type="checkbox"/> Add new zoning techniques	<input type="checkbox"/> Implement change in procedure
<input type="checkbox"/> Add new use to zoning district	<input type="checkbox"/> Other Explain: _____

Amendment Request Implemented By

<input type="checkbox"/> Township Resident	<input type="checkbox"/> Zoning Board of Appeals
<input type="checkbox"/> Planning Commission	<input type="checkbox"/> Township Board

Brief description of Zoning Ordinance Text Amendment: _____

Attach a complete copy of the proposed text amendment - highlight proposed text to be added or deleted

I hereby affirm that the above information is correct to the best of my knowledge and grant permission for Township Officials and/or Township Staff to conduct on-site inspection.

Signature of Property Owner

Print Name

Signature of Applicant

Print Name

Date

3/31/2002

----- FENTON TOWNSHIP OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE -----

Date notice of Planning Commission meeting published

Planning Commission Recommendation

Recommend Approval
 Recommend Approval with Changes

Date of Hearing _____ Time
 Recommend Denial
 Other: _____

Township Board Decision

Approved

Date of Hearing _____ Time
 Denied

Regular Planning Commission Meetings
are held at 7:00 p.m. the 2nd Tuesday of every month
in the meeting room of the
Fenton Township Civic Community Center
12060 Mantawauka
Fenton, MI 48430
810 629-1537

The deadline for filing applications is the 2nd Tuesday of the month prior to the regularly scheduled meeting. This is to allow enough time to meet requirements for public notice.

HEARING WILL NOT BE SCHEDULED UNLESS ALL INFORMATION IS
SUBMITTED AND FEE PAID BY THIS DEADLINE

The applicant must submit the following:

1. Completed application form (reverse side of this sheet)
2. Letter of intent
3. Complete copy of proposed text amendment
 - highlight text to be added or deleted
4. Fee (\$700.00 - not refundable)

WHAT IS A ZONING TEXT AMENDMENT?

A zoning text amendment changes the language of the Zoning Ordinance .

WHEN IS A ZONING TEXT AMENDMENT REQUIRED?

Text amendments may be required to clarify language of the Zoning Ordinance, add new zoning techniques, add new uses to zoning districts, bring standards up to date, implement a change in procedure, or other reasons. A text amendment can be initiated by a resident of the Township by petition or by application and payment of a fee, or by resolution by the Planning Commission, Zoning Board of Appeals or Township Board.

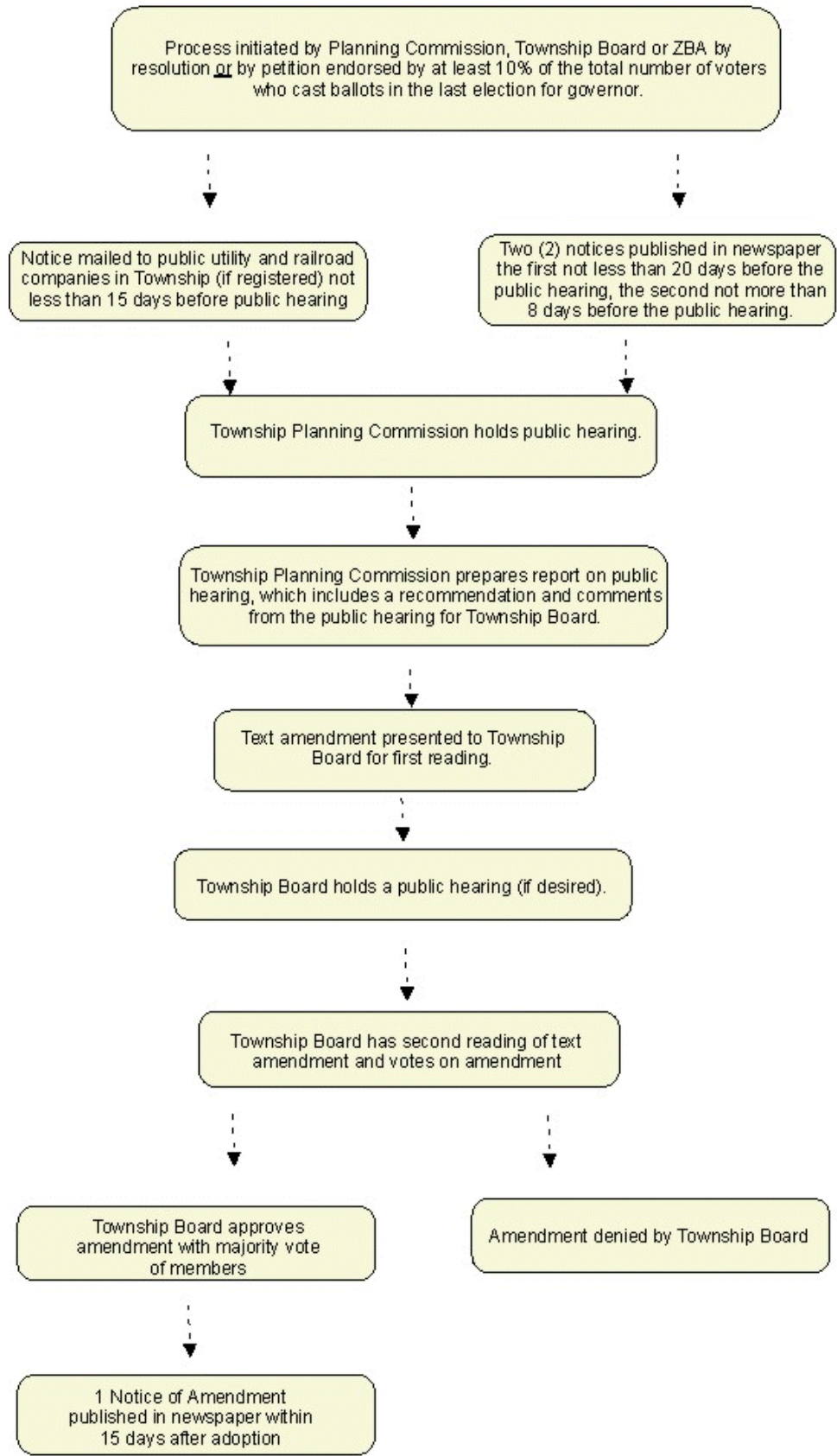
WHO APPROVES A ZONING TEXT AMENDMENT?

Text amendments are reviewed by the Planning Commission at a public hearing. Amendments are adopted by the Township Board, after considering the Planning Commission recommendation.

WHAT ARE THE STANDARDS FOR APPROVAL?

When considering amendments to the Zoning Ordinance text the Planning Commission must find:

- A. The change is necessary to clarify a provision of the Ordinance, or
- B. The change is necessary to correct a mistake in the Ordinance, or
- C. The change is necessary to implement a goal or policy of the Township Land Use Plan, or
- D. The change is necessary to improve administration of the Ordinance or to better serve the community.
- E. In addition to one (1) or more of the above findings, the Planning Commission must determine that the requested amendment is in compliance with the Township Land Use Plan or that a mistake in the plan, or changes in conditions or township policy have occurred that are relevant to the request. If the Planning Commission recommends approval of a request that is not in compliance with the current plan due to a mistake or change in conditions or policy, it shall immediately initiate an amendment to the plan to address the identified mistake or change.



Zoning Ordinance Text Amendment Process