



Application No: _____

Date Filed: _____

Hearing Dates _____

Planning Commission: _____

Township Board: _____ and _____

Review Fee: _____

CHARTER TOWNSHIP OF FENTON REZONING 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:

Property for which Rezoning is Requested

Street Address:	
Location:	
Parcel ID #:	Zoning District:

Requested Zoning Change

From:	To:
<i>(Current Zoning Classification)</i>	<i>(Requested Zoning Classification)</i>

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

_____ Date notice of Planning Commission meeting was mailed to property owners within 300'

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

Remarks: _____

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

Property must be staked with 2 X 4 – 4 ft. high stakes at the corners on the road

PLANNING COMMISSION WILL NOT ACT ON PROPERTY NOT STAKED

The applicant must submit the following:

1. Completed application form (reverse side of this sheet)
2. Letter of intent
3. Proof of ownership - DEED
4. Boundary line survey by certified surveyor including:
 - Drawing of property
 - Legal description
 - Surveyor's seal
5. Fee (\$700.00 - Not Refundable)

Property owner must attend all Township meetings or be represented by a person with **notarized** letter of representation to act on behalf of owner.

WHAT IS A REZONING?

A rezoning is a change in the zoning district classification of a specific geographic area on the zoning map.

WHEN ARE REZONINGS REQUIRED?

A rezoning request can be initiated by the landowner, Township Board, Planning Commission or Zoning Board of Appeals to accommodate a different land use than is permitted in that district.

WHO APPROVES A REZONING?

Rezonings are reviewed by the Planning Commission at a public hearing, following which they make a recommendation on the amendment. Amendments are adopted by the Township Board, after considering the Planning Commission recommendation, public hearing comments and approval standards.

STANDARDS FOR APPROVAL

The Township Planning Commission and Township Board must find one of the following (see Section 14.02):

- A. 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.
- B. The property cannot be reasonably used as it is currently zoned and the proposed request represents the most suitable alternative zoning classification based on the Future Land Use Plan.

REZONING APPLICATION REVIEW CHECKLIST

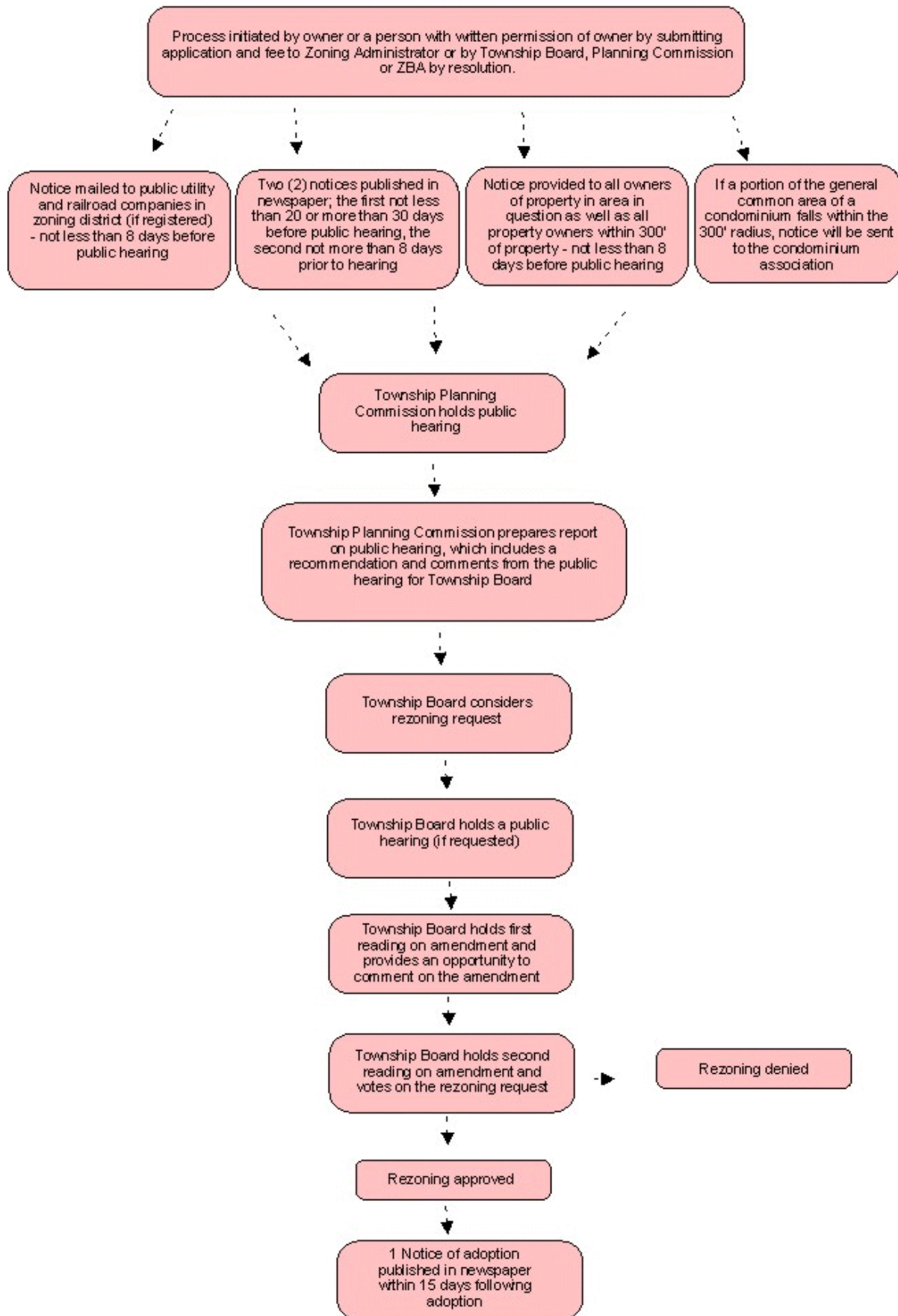
REVIEW OF THE APPLICATIONS COMPLIANCE WITH THE TOWNSHIP LAND USE PLAN

	Yes	No
Is the site of the proposed rezoning shown in or adjacent to an area with the equivalent land use classification on the Future Land Use Map?	<input type="checkbox"/>	<input type="checkbox"/>
Does the rezoning comply with the location criteria for the equivalent land use classification?	<input type="checkbox"/>	<input type="checkbox"/>
How? _____ _____		
Does the rezoning comply with the goals and policies of the land use plan?	<input type="checkbox"/>	<input type="checkbox"/>
Is there any mistake in the plan relative to this request?	<input type="checkbox"/>	<input type="checkbox"/>
How does the mistake affect the appropriateness of the request? _____ _____		
Have there been any changes in conditions that are relevant to this request?	<input type="checkbox"/>	<input type="checkbox"/>
How does the change in conditions affect the appropriateness of the request? _____ _____		
Has there been a change in Township land use policy relevant to this request?	<input type="checkbox"/>	<input type="checkbox"/>
How does the change in policy affect the appropriateness of the request? _____ _____		
If the Planning Commission determines that a mistake, change in condition or change in policy relevant to the request has occurred, what changes to the plan are recommended? _____ _____		

DETAILS

Consistency with the map - The zoning district map is a "blob" map, with boundaries that are purposely ill defined. It is not intended to have the accuracy of a zoning map. Areas that are intended to be able to be shifted to an extent, so an area adjacent to a "blob" may be considered to be in that district, provided that the use meets the uses land use classification system.

Consistency with the location criteria - Each land use classification has a set of location criteria that identifies the characteristics of a site that is appropriate to be designated for that land use. Normally, there are three or four criteria. In many cases there may be areas that meet the criteria for more than one land use classification. They are not always mutually exclusive.



Rezoning (Zoning Map Amendment) Process