



GREEN OAK CHARTER TOWNSHIP PLANNING AND ZONING DEPARTMENT

10001 Silver Lake Road, Brighton, MI 48116
Phone: 810-231-1333 ext.104 Fax: 810-231-5080

PLANNED UNIT DEVELOPMENT AMENDMENT APPLICATION

Date: _____ Application # _____

Applicant Name: _____

Address: _____

Phone: _____ FAX: _____

E-Mail _____

Name of Development: _____

Describe the proposed revision(s) and include revised drawings/plans, if appropriate. This application will be reviewed to determine if the proposed revision is considered a minor or major change from the approved PUD. Minor changes may be approved administratively while major changes require the review and of both the Township's Planning Commission and Board of Trustees. Below is the ordinance regarding deviations from an approved PUD Plan.

Sec. 38-242. Deviations from approved final site plan.

Deviations from the approved final open space planned unit development site plan may occur only in accordance with the following:

- (1) Deviations shall be reviewed by an open space planned unit development committee, comprised of the building and zoning official, Township planner and Planning Commission chair or designee.
- (2) An applicant or property owner who has been granted final open space planned unit development site plan approval shall notify the open space planned unit development committee of any proposed amendment to such approved site plan or open space planned unit development conditions.
- (3) Minor changes to the final open space planned unit development site plan may be approved by the open space planned unit development committee upon certification in writing to the Planning Commission that the proposed revision does not alter the basic design, nor any conditions of the plan imposed upon the original approval by the Planning Commission. In considering such a determination, the open space planned unit development committee shall consider the following to be minor changes:
 - a. For residential buildings, the size of structures may be reduced or increased by five percent, provided that the overall density of units does not increase;
 - b. Square footage of nonresidential buildings may be decreased or increased by up to five percent or 10,000 square feet, whichever is smaller;
 - c. Horizontal and/or vertical elevations may be altered by up to five percent;
 - d. A building may be moved by no more than ten feet;
 - e. Designated areas not to be disturbed may be increased;

- f. Plantings approved in the final open space planned unit development landscape plan may be replaced by similar types of landscaping on a one-to-one or greater basis;
- g. Improvements may be made to site access or circulation, such as inclusion of deceleration lanes, boulevards, curbing, pedestrian/bicycle paths, etc.
- h. Changes of building materials to another of higher quality may be made, as determined by the open space planned unit development committee;
- i. Changes may be made in floor plans, which do not alter the character of the use;
- j. Slight modifications of sign placement or reduction of size may be made;
- k. Relocation of sidewalks and/or refuse storage stations may be made;
- l. Internal rearrangement of a parking lot may be made, which does not affect the number of parking spaces or alter access locations or design;
- m. Changes required or requested by the Township for safety reasons may be made.

(4) Should the open space planned unit development committee determine that the requested modification to the approved final open space planned unit development site plan is not minor or if a change in land use has occurred which is different than land uses previously approved, resubmittal to the Planning Commission and Township Board shall be necessary and a new public hearing and notification under section 38-238 shall be required. After the public hearing, the Planning Commission shall refer the revised open space planned unit development plan to the Township Board, with a recommendation from the Planning Commission.

(5) Should the Planning Commission's plan significantly alter the intent of the preliminary open space planned unit development site plan, a new submittal, illustrating the modification, shall be required.

(6) Any deviation from the approved open space planned unit development site plan, except as authorized in this section, shall be considered a violation of this article and treated as a misdemeanor, and shall be subject to section 38-46(a). Further, any such deviation shall invalidate the open space planned unit development designation.

(7) Approved plans for an open space planned unit development that do not qualify as minor under subsection (3) of this section may be revised by resubmitting a final open space planned unit development site plan for approval following the procedures of this article.

I hereby attest that the information provided above is a true statement of my interest and that I will comply with the development plans as approved by the Green Oak Charter Township Planning Commission.

Signature of Applicant

Signature of Owner, if different