



**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

APPENDIX A

Property Identification
No. _____

Date _____
Case # _____

PETITION FOR CHANGE OF ZONE

**TO THE TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD OF
GREEN OAK**

I. Property Information

A. The undersigned applicant does hereby petition to change the zoning of 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 zone _____
to zone _____
to permit the erection of (State proposed use, if known) _____

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 nor the property of other persons located in the vicinity thereof because; (State in detail wherein 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 of 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).

III. Affidavit

A. The undersigned _____ says that he/she is the owner 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.

B. This application also provides authority for Township Representatives to physically view and inspect the property.

Subscribed and sworn to before me
this _____ day of _____

Notary Public

Signed _____
Address: _____

_____ County, Michigan
My commission expires _____

Phone number _____

APPENDIX B

There must be compelling reasons for any zoning amendment, which is substantially related to the public welfare and necessity. It is not sufficient that an applicant for an amendment to the Zoning Ordinance merely show that there is no neighborhood objection to a requested amendment; nor is it sufficient that an applicant show that the amendment would enable him to gain a greater profit or income from his/her property.

A. COMPREHENSIVENESS:

1. Is change contrary to the established land use pattern? _____

2. Would change create an isolated district unrelated to similar districts; i.e., is this "spot zoning"? _____

3. Would change alter the population density pattern and thereby increase the load of public facilities (school, sewers, streets)? _____

4. Are present district boundaries illogically drawn in relation to existing conditions? _____

5. Is the change in conformance with the comprehensive development plan?

B. CHANGED CONDITIONS:

1. Have the basic land use conditions been changed? _____

2. Has development of area been contrary to existing regulations? _____

C. PUBLIC WELFARE:

1. Will change adversely influence living conditions in the neighborhood? ____

2. Will change create or excessively increase traffic congestion? _____

3. Will change seriously reduce the light and air to adjacent area? _____

4. Will change adversely affect property values in adjacent area? _____

5. Will change be a deterrent to the improvement or development of adjacent property in accord with existing regulations? _____

6. Will change constitute a grant of special privilege to an individual as contrasted to the general welfare? _____

D. REASONABLENESS:

1. Are there substantial reasons why the property cannot be used in accord with existing zoning? _____

2. Is the change requested out of scale with the needs of the neighborhood or community? _____

3. Is it impossible to find adequate sites for the proposed use in existing districts permitting such use? _____

DO NOT WRITE BELOW THIS LINE

A. ACTION TAKEN BY TOWNSHIP PLANNING COMMISSION:

1. Date preliminary hearing held _____

2. Date public hearing published _____

3. Date public hearing held _____

4. Recommendation of Planning Commission _____

5. Date sent to County Planning Commission _____

B. ACTION TAKEN BY TOWNSHIP BOARD

1. Date acted on by Township Board _____

2. Action of Township Board _____

3. Date Zoning Map and/or Ordinance Changed _____

5. Ordinance Number _____

ADMINISTRATIVE REGULATION

The following administrative regulations shall be followed whenever an application for rezoning of land is made to the Planning Commission and/or to the Township Board, and said regulations shall be a prerequisite to the right of public hearing thereupon:

1. A 4 ft. by 4 ft. sign shall be erected in full public view along road frontage 21 days prior to a public hearing on the property which is the site of the rezoning provided, however, that if the property to be rezoned is situated on two streets or roads abutting the subject property, then two (2) signs, one for each road, shall be required. The sign shall be located no more than five (5) foot off the property line, with one (1) sign for every 600 foot of frontage or fraction thereof. The boundaries of the property shall be marked with orange flags on stakes not less than one (1) foot high above grade. The applicant shall submit a drawing of proposed sign location at the time application is made for rezoning.
2. Such signs shall be removed after the decision of the Township Board. If the Public Hearing is adjourned, the date of the public hearing shall be changed upon the face of the sign.
3. Said sign shall be exempt from the zoning ordinance governing the sign ordinance of the Township of Green Oak as mandated sign provided, however, that a temporary sign permit shall be obtained.
4. The sign shall read as follows:
 - a) At the top of the sign the words shall appear, "This property proposed to be rezoned".
 - b) The sign shall contain the name of the real property of interest asking for the zoning change.
 - c) The sign shall contain what the present zoning is at the time of petition.
 - d) The sign shall contain the proposed or requested zoning sought and amount of acreage involved.
 - e) The sign shall contain the proposed use of the land if the zoning is successful.
 - f) The date, time and place of the public hearing on the rezoning.
5. The Township shall supply the sign to the petitioner for a fee. It shall be the duty of the petitioner to erect, maintain and remove said sign; removal shall be within three (3) days after the final decision of the rezoning request.
6. This application also provides authority for Township Representatives to physically view and inspect the property.

THIS PROPERTY
PROPOSED
TO BE REZONED

Name of the Applicant: _____

Present Zoning: _____

Requested Zoning Classification: _____

Proposed Use of Land: _____

Property Area: _____

Public Hearing Date:
Green Oak Township Hall
10001 Silver Lake Road, Brighton, Michigan 48116

For more information: 810. 231-1333