

ADDISON TOWNSHIP
1440 ROCHESTER RD.
LEONARD, MI 48367
(248) 628-3317 (248) 628-5409

APPLICATION FOR REZONING

NOTICE TO APPLICANT:

The following application must be completed and filed with the Township at least sixty (60) days prior to a scheduled Planning Commission meeting in order to initiate processing of a rezoning request. The meetings for the Addison Township Planning Commission are held on the second Tuesday of each month at 7:30 p.m., Township Complex, 1440 Rochester Rd. located in Lakeville.

Application Fee: \$300.00

Rezoning Fee: \$2,000.00 per parcel and \$50.00 per acre

Multiple parcels are an additional \$1500.00 per parcel and \$50.00 per acre.

All plans to be folded and inserted into envelopes suitable for mailing.

DATE SUBMITTED: _____ FEE PAID: _____

1. NAMES AND ADDRESS OF APPLICANT: _____

TELEPHONE: _____

2. NAME AND ADDRESS OF PROPERTY OWNER: _____

TELEPHONE: _____

3. LENGTH OF OWNERSHIP BY CURRENT PROPERTY OWNERS:

YEARS ____ MONTHS ____

****Proof of ownership must be included with the applications (deed, land contract, option or similar document.) If the applicant is not the owner of the record, a letter of authority or Power of Attorney must be included as part of the application.**

4. PROPERTY DESCRIPTION-PARCEL IDENTIFICATION NO. (Sidwell) _____

- a. Complete legal description: _____
(May be attached to this page separately)

- b. If property is part of the recorded plat, complete the following:
Location of property: _____
Subdivision Name: _____
Frontage _____ Depth _____

- c. If property is in acreage, not part of a plot, provide the following:
Total Acreage _____

5. CURRENT ZONING CLASSIFICATION: subject property _____
Adjoining property North _____ South _____ East _____ West _____

6. REQUESTED ZONING APPLICATION: _____

7. CURRENT USE OF PROPERTY: _____

Signature of Applicant

Date

Signature of Property Owner

Date

**** When the public hearing is scheduled, notification is given to all persons who are property owners of record with Three-hundred feet of all boundaries and publication is place in the official designation newspaper two (2) times only before the Public Hearing is held.**

attachments: major rezoning standards and land development fee schedule

The following guidelines are among the considerations for rezoning. Applicants and planning commissioners may wish to consider each guideline to determine the applicability to a particular rezoning request.

REZONING GUIDELINES

1. Is the request rezoning consistent with the goals, objectives, policies, development guidelines and the recommended future land use pattern of the land use master plan?
2. Are the site's physical, geological, and environmental features compatible with the host of the uses permitted in the proposed zoning district especially for sites without public water or sewer?
3. Are all the potential uses allowed in the proposed zoning district compatible with surrounding uses in terms of land and soil suitability, density of use, environmental impacts, nature of use, traffic impacts, and infrastructure (including roads) impacts?
4. Has the applicant demonstrated that he/she cannot receive a reasonable return on investment by developing the property with at least one of the uses permitted under the current zoning?
5. Is the capacity of the infrastructure and municipal services adequate to accommodate the uses permitted in the requested zoning district without compromising the public health or safety or purpose of the township zoning ordinance?
6. Is there evidence of demand for additional land uses permitted in the requested zoning district in relation to the amount of land planned, zoned or available to meet the demand?
7. Is the rezoning necessary to avoid exclusion of a lawful land use?
8. Is the rezoning established a desirable zoning trend policy of similar or identical land?
9. Are the boundaries of the requested rezoning reasonable in the relationship to surrounding lands and the ability to meet dimensional regulations in the zoning district?
10. If a rezoning is appropriate, is the requested zoning more appropriate from the community's perspective than even some other zoning districts?
11. If the request is to permit a specific use, is rezoning the land more appropriate than amending the zoning text to allow the use for which the zoning is requested?
12. Does the requested rezoning create an isolated and unplanned spot zone (inconsistent with land use plan, small in comparison to the same zoning district, or inconsistent with zoning patterns)?

NOTE: NOT ALL ITEMS APPLY – ITEMS 9-12 ARE OPTIONAL GUIDELINES

Draft Amended
Resolution 05-11

RESOLUTION
Land Development Fee Schedule

Whereas at a special meeting of the Addison Township Board held on March 23, 2005, at the Addison Township complex, 1440 Rochester RD. Leonard. The Board reviewed the budget and

Whereas: to offset and attempt to recapture the development and planning fees incurred, adopted the fee schedule as follows:

Application Fees (Unless otherwise noted)	\$300.00
Land Divisions	\$800.00 and \$100 per new parcel ID number
Property Line Adjustment/Combination (No Divisions Created or review)	\$200.00
Private Road/Accessway	\$2,000.00
Rezoning: Multiple parcels, an additional	\$2000.00 per parcel and \$50.00 per acre \$1500.00 per parcel and \$50.00 per acre
Site Plans: Residential Site Plans such as:	\$1,000.00
Commercial, industrial, public, office Site condos, cluster, P.U.D. Open Space, or as applicable	\$5,000.00 and \$ 40.00 per building site
Special Use: Residential personal use Special Use such as:	\$1,000.00
Commercial, industrial, public, office site Site condo, cluster, PUD, open space or as applicable.	\$2,000.00 and \$40.00 per building

The following items will be charged a 150.00 application fee:

Engineer fees: Residential personal use under 10 acres	\$1,000.00 and \$25.00 per acre.
Engineer Fees: 10 acres or above Commercial, business, industrial, public or office	\$2,000.00 and \$25.00 per acre
Site plan, special use, rezoning, Site condo, PUD, Cluster	\$3,000.00 and \$25.00 per acre

Zoning Board of Appeals such as
Personal residential use \$500.00

Zoning Board of Appeals such as
Commercial, Industrial, Public, Office \$1,000.00
Site Condo, PUD, Open Space and Land Divisions

Zoning Compliant Permits (application fee included) \$125.00

Special Meetings: Township Board, Planning Commission,
or Zoning Board of Appeal and legal or professional fees incurred. \$1,000.00
(application fee included)

Appointments scheduled with the Planner \$100.00

Scheduled same day as Planning Commission meeting, application fee included.

Re-reviews by the Township Planner One half of the applicable fee.
Applications that qualify for a re-review must be submitted within six months of denial
date. If information is not received within six months the application shall be invoiced
and considered a new application.

Any and all professional fees not covered by ordinance or resolution for land
development paid by the Township will be billed to applicant, including but not limited
to environmental studies, wetland determinations, planner, engineer and/or legal fees.
All fees shall be paid prior to final approval of the application. **Unpaid fees shall render
an application incomplete.** Invoices received after final approval shall be forwarded to
the building department for assistance in collection.

Addison Township fee schedule is subject to change, all applications received after
adoption shall be invoiced at the approved rate. **These fees shall be effective on April 1,
2005 and shall be posted for 30 days.**

Offered by:

Second By:

Upon a roll call vote:

Aye:

Nay:

Absent:

Resolution passed by the Addison Township Board on March 23 , 2005
Supervisor declared resolution adopted
